COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: February 22, 2016
AGENDA NUMBER: 6
FILE NUMBER: 15 - 142
ITEM: Prairie River Home Care

RECOMMENDATION: Approve with 3 Stipulations

APPLICANT: Prairie River Home Care
Attn: Scott Adams
25 1st Ave NE, Suite 200
Buffalo MN 55313

PURPOSE: Construction of a new commercial building and parking lot

LOCATION: East of University between 102nd Ln and 101st Ave NE, Blaine
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses.
2. One or more cumulative acres of land disturbance.
3. Endangered, Threatened or Special concern species, elements of communities.

EXHIBITS:
1. Project Schedule by Civil Site Group, undated, received 10/28/2015.
6. Construction Plan set by Civil Site Group, dated 2/9/16, received 2/10/16.
7. Stormwater Management Report by Civil Site Group, dated 2/9/16, received 2/10/16.
8. NHIS report by MNDNR, dated 1/22/2016, received 2/10/2016.

HISTORY & CONSIDERATIONS:
This item was reviewed by the CCWD Board on November 23, 2015 and was tabled with the following stipulations:
1. Receipt of escrows.
2. Provide drainage/utility easement and O&M agreement for proposed infiltration basin.
3. Provide documentation that adjacent property owners have been notified and accept the changes in drainage.

4. Northern Drainage:
   a. Provide consistent drainage map and grading plan.
   b. Tie proposed contours into existing contours.
   c. Provide drainage into proposed infiltration instead of existing basin.
   d. Update HydroCAD model to account for drainage that is directed into existing basin through storm sewer (EX1 and PR1A)

5. 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.

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

7. Provide sump depth that is 1.5 times the diameter of the manhole to meet EPA requirements.

8. The applicant must contact the DNR to have a DNR Natural Heritage Information System (NHIS) data review completed to determine if any records of state-protected species may be located within the boundary of this project.

The applicant waived their 60-day rule requirement due to redesigning the site.

**FINDINGS:**

**Ditches and Drainage:** The project site is tributary to Pleasure Creek. The trend in land use for this drainage area is toward open space, residential, commercial and industrial. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage, retention. The public ditch was inspected in 2012. The ditch is not in need of repair.

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

**Groundwater:** Ground water is present at 894.7 to 890 feet. The site does not include groundwater sensitive areas. Information has been provided to substantiate low floor elevations and ensure three foot separation from bottom of infiltration basin. 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 pond shown on the drainage plan. 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 Markey and 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; 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. 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 not 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.

This project is not within one (1) mile of an Impaired Water.

**Wetlands:** Wetlands do not exist on-site according to the 1987 Federal manual, NWI, PWI, and Soil Survey.

**Wildlife:** The proposed project has the potential to include the special concern Beach-heather (*Hudsonia tomentosa*). The applicant contacted the DNR to have a DNR Natural Heritage Information System (NHIS) data review completed to determine if any records of state-protected species may be located within the boundary of this project. The DNR indicated that they have no concerns with the project in this area.

**Performance Escrow:** $2,950.00

**ISSUES/CONCERNS:**

| Maintenance: An O&M agreement is not provided for the storm water/infiltration pond shown on the drainage plan. Agreement needs to include cleanout requirements for sump and curb cut | 1. Provide O&M Agreement for infiltration basins and pretreatment devices. |
pretreatment locations.

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<tr>
<th><strong>Water Quality:</strong> Curb cuts for Infiltration Basin #3 need to include pretreatment to ensure long term functionality of infiltration basin. Rain Guardians are one possible pretreatment option for curb cuts.</th>
<th>2. Provide pretreatment for Infiltration Basin #3.</th>
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<td><strong>Escrows:</strong> $2,000 + (1.9 ac * $500/ac) = $2,950.00</td>
<td>3. Receipt of escrows.</td>
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**RECOMMENDATION:** Approve with 3 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. Provide O&M Agreement for infiltration basins and pretreatment devices.
3. Provide pretreatment for Infiltration Basin #3.