COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE:    July 27, 2015
AGENDA NUMBER:  08
FILE NUMBER:    15-072
ITEM:           Oak Park Plaza

RECOMMENDATION:  Table with 3 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
APPLICABILITY:
1. One or more cumulative acres of land disturbance.
2. High water table, outwash and organic soils.
3. High infiltration soils.

EXHIBITS:
1. Plans by Sambatek, dated 05/26/2015; Received 5/27/2015
2. Stormwater Management Report, By Sambetek; dated 5/22/2015; received 5/27/2015
5. Geotechnical Engineering Report by Terracon, 7-7-15, received 7-13-15.

HISTORY & CONSIDERATIONS:
This is an existing commercial site with existing commercial buildings. The proposal is to demolish one of the existing buildings and construct a new one. They are proposing underground storage in order to bring the site up to current standards and account for volume control.

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. Compensatory storage is not needed.

Groundwater: Groundwater information was not provided.

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 provided for the storm water/infiltration pond or the underground infiltration unit 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 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: 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 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:

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<th>Maintenance: An operations and maintenance agreement with the City of Blaine must be provided for the underground storage unit.</th>
<th>1. An operations and maintenance agreement must be provided for the underground storage unit. The easement must be shown on the plan.</th>
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| Soils: The applicant is using B soils for their existing and proposed conditions on site. The site is more likely a C soil due to the amount of compaction. The model should be corrected to a C soil. | 2. Correct the model to a C soil.  
*The City of Blaine has also identified this in their review.* |
| Escrows: $2,000 + (12.9 ac * $500/ac) = $8,450.00 | 3. Receipt of escrows. |
**RECOMMENDATION**: Table with 3 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. An easement and an operations and maintenance agreement must be provided for the underground storage unit. The easement must be shown on the plan.
3. Correct the model to a C soil.