COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: November 23, 2015
AGENDA NUMBER: 9
FILE NUMBER: 15 – 144
ITEM: Blaine Retail Center

RECOMMENDATION: Table with 3 Stipulations

APPLICANT: Ryan Companies US, Inc.
Attn: Tom Rehwaldt
50 S 10th St #300
Minneapolis, MN 55403-2012

PURPOSE: Construction of new retail buildings and associated parking lot.

LOCATION: SW Corner of Central Ave and 117th Ave NE, Blaine
APPLICABILITY:
1. Any work within or adjacent to a Public Ditch within the Watershed District.
2. One or more cumulative acres of land disturbance.
3. Appropriation and use of groundwater.

EXHIBITS:
4. Hydraflow Storm sewer calculations by Ryan Companies, dated 11/10/2015, received 11/10/2015.

HISTORY & CONSIDERATIONS: Proposed project was included in the 06-013 Lowes Permit regional pond grading plan (28.83 acres). The proposed project is consistent with the original permitted overall drainage plan. The original model was updated to account for the change in precipitation values (TP-40 to Atlas 14) for the 5.3 acre area associated with this permit.

FINDINGS:
Ditches and Drainage: There is a public ditch on the property. The ditch is County Ditch 41. The ditch is scheduled to be inspected this year. There are approximately 0 acres of existing agricultural land affected by this ditch. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage, retention. The public ditch was last repaired in this area as part of the construction of Wal-Mart in 2011. The ditch is not in need of repair.

Floodplain: There is floodplain on the property according to FEMA. The District Atlas 14 model predicts the 100-year elevation for the subwatershed at 892.0 feet. The total floodplain impact is 0 acre-feet, within the floodplain. Compensatory storage is not needed.

Groundwater: Ground water is present at 890-887 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 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 provided for the storm
water/infiltration pond shown on the drainage plan. No changes in drainage are expected, site was previously graded for development.

**Soils & Erosion Control:** Soils affected by the proposal are Lino, Rifle and Zimmerman. Stabilizing vegetation is not 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 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 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:** $4,650.00

### ISSUES/CONCERNS:

| **Soils & Erosion Control:**  
  Provide note on erosion control plan that stabilizing vegetation will take place within 7 days of rough grading or inactivity. | 1.  
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| --- | --- |
| **Stormwater & Hydraulics:**  
  The proposed activities drain to a regional pond intended for the full build out of the site (28.83 acre total commercial development). The basin was designed under TP-40 rainfall values. The original model has been updated to | 2.  
  Provide information to meet infiltration requirement:  
  a. Vegetation survey to indicate normal water level  
  b. Updated utility plan information or model to |
account for the change in rainfall values associated with Atlas 14 but only for the area associated with this permit (5.3 acres). Using the updated rainfall values, the regional basin still meets rate control and low floor separation.

It was discussed in the pre-application meeting that information was available to support the NWL and infiltration capabilities. The normal water level on the plan set is at 886.5, which is consistent with provided outlet information in the HydroCAD model and the original permit for the Lowes Site (06-013). However, aerial photos indicate that the normal water surface may be closer to 888.0. Also, the outlet pipe that drains the basin to the south and into Sand Creek is currently shown on the utility plan as flowing north from Sand Creek into the existing regional pond with a control elevation at Sand Creek of 888.8’ (FES #05). In order to determine if infiltration requirements are being met, the following information needs to be provided/updated:

- Vegetation survey to indicate water level in basin
- Updated utility plan and/or model to accurately represent outflow pipe from existing basin to Sand Creek

If the information collected indicates that the normal water level is above the outlet pipe elevation, the existing basin will not be able to be used to meet infiltration requirements. If applicants cannot meet this requirement due to site constraints in its entirety, they must meet it to the greatest extent practical and explain why it cannot be met.

| Escrows: $2,000 + (5.3 ac * $500/ac) = $4,650.00 | 3. Receipt of escrows. |
**RECOMMENDATION**: Table with 3 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. Provide note on erosion control plan that stabilizing vegetation will take place within 7 days of rough grading or inactivity.
3. Provide information to meet infiltration requirement:
   a. Vegetation survey to indicate normal water level
   b. Updated utility plan information or model to correctly simulate flow through outlet pipe that drains to Sand Creek.