COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: July 13, 2015
AGENDA NUMBER: 9
FILE NUMBER: 15-064
ITEM: Dominium Senior Housing

RECOMMENDATION: Approve with 2 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.
3. Plan Set by Loucks Associates; dated 06/19/2015, received 06/19/2015.
5. Stormwater Management Plan by Loucks Associates; dated 06/19/2015, received 06/19/2015.

HISTORY & CONSIDERATIONS:
This item was before the CCWD Board on May 26, 2015 and was tabled with the following 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.

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 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. 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. The rate of post development runoff from the site does not 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. 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:** $4,360.00
ISSUES/CONCERNS:

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<th>Maintenance: Since the City is not taking ownership of the basins on-site, provide Operating and Maintenance agreement to ensure future performance.</th>
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<td>1. Provide Operating and Maintenance Agreement with CCWD for stormwater basins onsite.</td>
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<th>Escrows: $2,000 + (4.72 ac * $500/ac) = $4,360.00</th>
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<td>2. Receipt of escrows.</td>
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RECOMMENDATION: Approve with 2 Stipulations

Stipulations:
1. Receipt of escrows.
2. Provide Operating and Maintenance Agreement with CCWD for stormwater basins onsite.