COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: July 23, 2018
AGENDA NUMBER: 8
FILE NUMBER: 18-115
ITEM: South Terrace Cove

RECOMMENDATION: Approve with 4 Stipulations

APPLICANT: Shade Tree Const. Inc.
1696 229th Lane NE
East Bethel, MN 55005

PURPOSE: Redevelopment of 3 properties to townhomes
43 Lots on 3.10 Acres

LOCATION: 10267/10299/10301 University Ave
Blaine, MN

APPLICABILITY:
1. Within 1 mile of an impaired waters.
2. One or more cumulative acres of land disturbance
3. Endangered, Threatened or Special concern species, elements or communities

EXHIBITS:

**PREVIOUS ACTION TAKEN:** This application was tabled at the 6/25/2018 meeting with 9 stipulations:

1. Receipt of escrows.
2. Update infiltration basin to provide the required water quality volume. If applicants cannot meet the volume management requirement due to site constraints in its entirety, they must meet it to the greatest extent practical and explain why it cannot be met.
3. Add note on construction plans to scarify pervious areas in front of the townhomes along University Avenue to meet infiltration requirements.
4. Clarify if existing storm sewer running from Lot #6 to University Avenue ditch will be removed.
5. Provide detail on infiltration basin outlet structure.
6. Proposed infiltration must be designed with filtration prior to infiltration for runoff from parking lots and driving lanes. Biofiltration is recommended.
7. Provide statement whether dewatering will be required for the construction of the proposed project. If yes, provide well-field location, rates, discharge location, schedule and quantities.
8. Provide an O&M Agreement that meets District requirements.
9. Provide documentation from the DNR if the proposed project includes endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors.

FINDINGS:
Pre-application Meeting: The project as submitted has received a general review during a pre-application meeting.

Ditches: There is not a public ditch on the property.

Ditch Hydraulics: A crossing of the ditch is not proposed.

Erosion and Sediment Control: Soils affected by the proposal are Sartell and Lino.
   - Stabilizing vegetation is proposed for disturbed areas within seven (7) days of rough grading.
   - Soil stockpiles have been proposed to be fitted with sediment-trapping measures to prevent soil loss.
   - Adjacent properties and stormwater ponds are protected from sediment deposition.
   - Construction schedules detailing when sediment trapping measures will occur; stabilization of earthen structures and the general timing of construction phases have been provided.
   - Stabilization adequate to prevent erosion has been provided at the outlets of all storm sewer pipes.
   - All storm sewer inlets are protected from sediment-laden water during construction.
   - All work adjacent to water or related resource has taken precautions to contain sediment, and stabilize the work area during construction.
   - Provisions have been made to minimize transport of sediment (mud) by runoff or vehicle racking onto the paved surface.
   - Provisions have been made for cleaning road surfaces where sediment is transported by the end of the day.
   - Construction entrance points are clearly located on the erosion and sediment control plan.
   - The erosion and sediment control plan does provide for the repair and maintenance of all temporary and permanent erosion and sediment control practices.
Dewatering: Shallow ground water may exist on site. The project may require dewatering.

**Floodplain:** There is no floodplain on the property according to the District model and FEMA.

**High Water Flooding:** Information has been provided to substantiate low floor elevations. Low floor elevations may meet the criteria for the City of Blaine; 2 ft above mottled, 2 ft above 100 yr and 1 ft above EOF.

**Groundwater:** Geotechnical information collected in May 2018 indicates long term groundwater elevation is present at 10-12 feet below the surface.

The project site is not within the Emergency Response Area or 10 Year Well Head Protection Area. The project site is within the Drinking Water Supply Management Area.

The proposal does not contain a land use discouraged or prohibited by the Safe Drinking Water Supply Act (SDSA).

**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.

Property owners affected by changes in drainage should be notified and acknowledge the changes proposed.

**Maintenance:** The owner of the Stormwater Management features and treatment practices is unknown. The Stormwater Treatment Practices (STPs) consisting of the following:

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
<th>Inspection &amp; Maintenance Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Infiltration Basin</td>
<td>1</td>
<td>Unknown</td>
</tr>
<tr>
<td>RainGuardians</td>
<td>3</td>
<td>Unknown</td>
</tr>
</tbody>
</table>

A maintenance agreement has not been executed. The applicant has not submitted a Maintenance Plan for each Stormwater Treatment Practice.

**Easements:** The proposed project does not include ditch maintenance easement. A ditch maintenance easement is not required. A maintenance access to all storm water management features is provided.
Stormwater & Hydrology: Infiltration is allowed within the project area. The 1-inch infiltration is achieved. The stormwater management system utilizes overland flow and a biofiltration/infiltration basin.

Drainage sensitive uses do not exist downstream from the proposed site. The rate of post-development runoff from the site exceeds predevelopment rates to 102\textsuperscript{nd} Lane. The rate of post-development runoff from the site does not exceed predevelopment rates for all other discharge points. Properties and waterways downstream from the project are protected from erosion due to increases in the volume, velocity and peak water flow rates of stormwater runoff. Concentrated storm water leaving a site is discharged directly into a well-defined natural or man-made off-site receiving channel or pipe. All on-site constructed storm water conveyance channels are constructed to withstand the expected velocity from a 2-year frequency storm without erosion.

Water Quality: The proposed project does not cause an exceedance of State water quality standards. The project does not contribute to the adverse impact of wetlands through inundation or volume of flow. All discharges into wetlands are pretreated by a sediment basin/water quality pond and are designed correctly. All work adjacent to wetlands, waterbodies and water conveyance systems are protected from erosion. 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.

Impairments: This project is within one (1) mile of an Impaired Water. The Impaired Water is Pleasure Creek. Pleasure Creek is impaired for Aquatic Life (Macroinvertebrates)/Aquatic Recreation (E. coli). The major stressors are Total Suspended Solids (TSS)/Total Phosphorus (TP)/E.coli. There is an EPA approved Total Maximum Daily Load (TMDL) or Waste Load Allocation (WLA) for this water.

There are new impervious surfaces proposed as part of this project.

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

Wetland Replacement Plan: A wetland replacement plan has not been submitted and is not required.

Wildlife: The proposed project does include endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors. The endangered or threatened species, rare natural community is the Seaside Three-awn (*Aristidia tuberculosa*). The applicant has not contacted the MDNR natural heritage or endangered species program.

If the project is present, the project does propose substantial adverse alteration or significant detrimental impact on a species or removal of a plant species will occur.

Performance Escrow: $3,550.00
Wetland Escrow: $ N/A
There are not ditch liens on the property.

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Escrows:</strong> $2,000 + (3.1 ac * $500/ac = $3,550.00)</td>
<td>1. Receipt of escrows.</td>
</tr>
<tr>
<td><strong>Stormwater &amp; Hydraulics:</strong> Stormwater runoff rates to 102nd Lane are increased for the 2, 10, and 100 year storm events.</td>
<td>2. Permission from the City to increase runoff onto 102nd Lane.</td>
</tr>
<tr>
<td><strong>Maintenance:</strong> It is unknown who will be responsible for the inspection and maintenance of stormwater facilities. A maintenance agreement has not been executed. The applicant has not submitted a Maintenance Plan for each Stormwater Treatment Practice.</td>
<td>3. Provide an O&amp;M Agreement that meets District requirements.</td>
</tr>
<tr>
<td><strong>Wildlife:</strong> The proposed project may include endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors.</td>
<td>4. Provide documentation from the DNR if the proposed project includes a rare natural community is the Seaside Three-awn (<em>Aristidia tuberculosa</em>).</td>
</tr>
</tbody>
</table>

**RECOMMENDATION:** Approve with 4 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Permission from the City to increase runoff onto 102nd Lane.
3. Provide an O&M Agreement that meets District requirements.
4. Provide documentation from the DNR if the proposed project includes a rare natural community is the Seaside Three-awn (*Aristidia tuberculosa*).