COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: April 13, 2015
AGENDA NUMBER: 10
FILE NUMBER: 13 - 135
ITEM: Emberwood Apartments

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Millpond III LLC
Edward Kaeding
17123 Notre Dame St
Forest Lake MN 55025

PURPOSE: Construction of multi-family apartment complexes

LOCATION: Parcels 1-6 along Ulysses St. NE & Central Ave. NE
(Frontage road of Hwy 65/Central Ave. NE)
Near intersection of 125th Ave NE & Hwy 65/Central Ave. NE
Blaine, MN
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. High infiltration soils.
4. Highly erodible soils
5. Endangered, Threatened or Special concern species, elements of communities.

EXHIBITS:
1. Plan set by RFC Engineering, dated 01/28/2015, received 01/28/2015
2. Stormwater management analysis, by RFC Engineering, dated 01/28/2015, received 01/28/2015
3. Revised plan set by RFC Engineering, dated 3/24/15, received 3/25/15
4. Revised HydroCAD model by RFC Engineering, dated 3/24/15, received 3/25/15

HISTORY & CONSIDERATIONS:
The proposed site design has changed since the permit was first reviewed in 02/2014. The permit was approved with previous design in 08/2014.

The existing conditions site includes a gravel pit that was never permitted. Most of the stormwater on the site drains to the pit. The pit infiltrates everything that drains to it.

Discharge from the site eventually drains to a regional pond which was originally designed by the City to accommodate the eastern frontage road and the Honey Grove plat to the west.

The permit was tabled at the March 9, 2015 Coon Creek Watershed District Board meeting with the following 7 stipulations:
1. Receipt of escrows.
2. A note on the drawings that a CCWD witness test will occur post construction on the ponds to verify infiltration rate.
3. Update model or plan set to ensure consistency between the two.
4. Provide clearly labeled easements for the drainage features on the drawings.
5. Update storm sewer system to capture drainage from southern portion of parking lot.
6. Install scour protection on pond inlets.
7. Show erosion control on plan set for proposed basin at NWL after initial grading.

FINDINGS:
Ditches and Drainage: There is a public ditch adjacent to the property; the ditch is in a pipe in this section. The ditch is County Ditch 60. The ditch has been inspected. The project site is tributary to County Ditch 60 with a surface parking lot draining to the ditch/pipe. The trend in land use for this drainage area is toward residential. The ditch is 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 900.5 feet.

Groundwater: Surficial ground water is present at a range of 891.0 to 893.6 feet as observed by 4 of the 5 soil borings. The site does not include groundwater sensitive areas. Information has been provided to substantiate low floor elevations. Low floor elevations do 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 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. Property owners affected by changes in drainage have been notified and have acknowledged the changes proposed.

Soils & Erosion Control: Soil 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 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.

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 may include the threatened species Swamp Blackberry (*Rubus semisetosus*). Staff has contacted the DNR for additional information on options for the property to protect the Swamp Blackberry. The DNR indicated it is unlikely that the species exists on the site.

**Performance escrow:** $5,485.00

**ISSUES/CONCERNS:**

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<th>Maintenance</th>
<th>1. Provide clearly labeled easements for the drainage features on the drawings or an Operations and Maintenance Agreement.</th>
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<tr>
<td>Escrows:</td>
<td>2. Receipt of Escrows</td>
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$2,000 + (6.97 \times $500/acre) = $5,485

**RECOMMENDATION:** Approve with 2 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Provide clearly labeled easements for the drainage features on the drawings or an Operations and Maintenance Agreement.