COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: October 24, 2016
AGENDA NUMBER: 10
FILE NUMBER: 16-157
ITEM: Gasoline Alley

RECOMMENDATION: Approve with 1 Stipulation

APPLICANT: Blaine International Village, LLC
10254 Central Ave
Blaine MN 55434

PURPOSE: Demolish existing structures and go-kart track

LOCATION: 10254 Central Ave NE in Blaine, Minnesota
APPLICABILITY:
1. Any work within or adjacent to a Public ditch within the Watershed District.
2. Any work in or adjacent to wetlands, lakes or water courses
3. One or more cumulative acres of land disturbance
4. The lands and waters that have been, or may be covered by the regional flood.

EXHIBITS:
1) Schedule, Grading and Erosion Control Plan and Memo by Bollig & Sons, Inc; dated 10/6/2016, received 10/6/2016.

PREVIOUS ACTION TAKEN: This is a new application.

FINDINGS:
Pre-application Meeting: The project as submitted has not received a general review during a pre-application meeting.

Ditches: There is a public ditch on the property. The public ditch is County Ditch 39 according to the public drainage map. The ditch was last inspected in 2015. The approved centerline elevation at the downstream end is 896.9 ft MSL. Existing elevations, slopes and condition of ditch are fair. There are no known flooding concerns upstream or downstream. Alternatives to repair and additional drainage have been considered and reviewed. The ditch is not in need of repair. The ditch is a 1st order stream. The ditch serves the primary role of storm water conveyance. The ditch serves 0 acres of agricultural land. Land use in the area is commercial and single family residential.
Ditch Hydraulics: A crossing of the ditch is not proposed.

Erosion and Sediment Control: Soils affected by the proposal are Lino and Isanti.
- 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 and is not required.
- 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.
- Stormwater runoff does not pass through a sediment basin or other sediment trapping BMP with equal or greater storage capacity and is not needed.
- No storm sewer pipes (inlets/outlets) on site.
- 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: It is unknown if shallow ground water exist on site. Dewatering is not anticipated.

Floodplain: There is floodplain on the property according to the District model and FEMA. The project does not propose to place fill within the floodplain. There are no flooding concerns upstream and/or downstream.

High Water Flooding: Information has not been provided to substantiate low floor elevations and is not needed, no buildings proposed.

Groundwater: Geotechnical information was not provided and is not needed.

The site is not within a Municipal Drinking Water Supply Area (DWSMA).

The project site is not within the Emergency Response Area/ 10 Year Well Head Protection Area/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.

It is unknown if property owners affected by changes in drainage have been notified and acknowledge the changes proposed.

Maintenance: No Stormwater Management features or treatment practices are proposed.

Easements: The proposed project does not include ditch maintenance easement. A ditch maintenance easement is not required.

Stormwater & Hydrology: Infiltration is allowed within the project area. The 1-inch infiltration is achieved. 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. No increases in the volume, velocity and peak water flow rates of stormwater runoff are expected. No concentrated storm water is proposed as part of the project. No on-site constructed storm water conveyance channels are proposed.

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 via overland flow. 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 and drains to an Impaired Water. The Impaired Water is Pleasure Creek. Pleasure Creek is impaired for (Aquatic Life (Macro-invertebrates) / Aquatic Recreation (E. coli)). The major stressors are Total Suspended Solids (TSS) / Total Phosphorus (TP) / E.coli. There is not an EPA approved Total Maximum Daily Load (TMDL) or Waste Load Allocation (WLA) for this water.

There are no new impervious surfaces proposed as part of this project.

Wetlands: Wetland 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 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:** $2,700.00
**Wetland Escrow:** N/A
There are not ditch liens on the property.

**ISSUES/CONCERNS:**

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<th>ISSUE</th>
<th>NEED</th>
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<td>Escrows: $2,000 + (1.4 ac * $500/ac) = $2,700.00</td>
<td>1. Receipt of escrows.</td>
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**RECOMMENDATION:** Approve with 1 Stipulation:
**Stipulation:**
1. Receipt of escrows.