COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: February 25, 2019
AGENDA NUMBER: 11
FILE NUMBER: 17-150
ITEM: Blaine Retail

RECOMMENDATION: Approve with 3 Stipulations

APPLICANT: Ryan Companies US, Inc
Attn: Tom Rehwaldt
533 South 3rd Street, Suite 100
Minneapolis, MN 55415

PURPOSE: 10,000 SQ FT Building on 1.8 Acre Lot

LOCATION: SW quadrant of 117th Ave NE and Central Ave, Blaine MN

APPLICABILITY:
1. Any work within or adjacent to a Public ditch within the Watershed District.
2. The lands and waters that have been, or may be covered by the regional flood.
EXHIBITS:
1. Construction Plan set (11 sheets); by Ryan Companies, dated 2/5/19, received 2/11/19.
5. Floor Plan (2 sheets); by Architectural Consortium, dated 1/31/19, received 2/11/19.
6. Construction Schedule; by unknown, undated, received 2/11/19.

PREVIOUS ACTION TAKEN: This application was approved at the August 29, 2017 meeting with 2 stipulations:

1. Receipt of escrows.
2. Provide calculations (SHASM can be used) to indicate sumps are appropriately sized to meet district removal rates of 80% TSS. A minimum of 4-foot depth is required to prevent resuspension.
The previous submittal proposed the construction of two new in-line retail buildings, totaling approximately 11,000 square feet. The most recent submittal proposes the construction of one new in-line retail building, totaling approximately 10,000 square feet.

**FINDINGS:**

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

**Ditches:** There is a public ditch on the property. The public ditch is County Ditch 41 according to the public drainage map. The approved elevations through this property are 886.2 ft MSL at the downstream end and 886.5 ft MSL at the upstream end. The observed elevations through this property are 886.6 ft MSL at the downstream end and 886.3 ft MSL at the upstream end. Existing elevations, slopes and condition of the ditch are good and represent a 0.4-0.2 foot variance from the approved elevations. The ditch is a 4th order stream. The ditch serves the primary role of storm water conveyance and a collector system. The ditch serves approximately 0 acres of agricultural land. Land use in the area is commercial. There are no flooding concerns upstream or downstream. The ditch has not been inspected. Existing elevations, slopes and condition of ditch are good. Alternatives to repair and additional drainage have been considered and reviewed. The ditch is not in need of repair.

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

**Erosion and Sediment Control:** Soils affected by the proposal are Lino, Rifle and Zimmerman.

- 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.
- Soil stockpiles have not been proposed to be stabilized if unworked for 7 days.
- 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 pass through a sediment basin or other sediment trapping BMP with equal or greater storage capacity.
- 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 tracking 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 does exist on site. The project may require dewatering.

Floodplain: There is floodplain on the property according to the District model and FEMA. The District’s floodplain elevation is at 894.3 feet. The project does not propose to place fill within the floodplain.

High Water Flooding: 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, 2 ft above 100 yr

Groundwater: Geotechnical information collected in October 2015 indicates long term groundwater elevation is present at 4-12 feet below the surface.

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.

No changes in drainage are expected, site was previously graded for development.

Maintenance: Stormwater Management features and treatment practices associated with the project were permitted under PAN 06-013. No additional maintenance requirements needed.

Easements: The proposed project does include ditch maintenance easement. A ditch maintenance easement is 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 regional ponding. 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 pre-development rates, or rates which would interfere with sensitive downstream land uses. 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 the site is discharged directly into a well-defined natural or man-made off-site receiving channel or pipe. No on-site constructed storm water conveyance channels are proposed as part of the project.

**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 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 not within one (1) mile an Impaired 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 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:** $2,300.00

**Wetland Escrow:** N/A

There are not ditch liens on the property.

**ISSUES/CONCERNS:**

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<tr>
<th>ISSUE</th>
<th>NEED</th>
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<tr>
<td>Escrows: $2,000 + (.6 ac * $500/ac) = $2,300.00</td>
<td>1. Receipt of escrows.</td>
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<tr>
<td>Soils &amp; Erosion Control: Soil stockpiles have not been proposed to be stabilized if unworked for 7 days.</td>
<td>2. Update Erosion Control Plan (Note 16.) to initiate stabilization of soil stockpiles if unworked for 7 days.</td>
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**Water Quality:** Due to proximity of proposed storm sewer to loading dock, sediment capture is needed at proposed storm sewer.

3. Provide calculations (SHASM can be used) and quantitative analysis to indicate proposed sump is appropriately sized to meet district removal rates of 80% TSS. A minimum sump depth of 4 feet is required to prevent resuspension. Show sump location and elevation on Utility Plan or provide as a Civil Detail.

**RECOMMENDATION:** Approve with 3 Stipulations

**Stipulations:**

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2. Update Erosion Control Plan (Note 16.) to initiate stabilization of soil stockpiles if unworked for 7 days.
3. Provide calculations (SHASM can be used) and quantitative analysis to indicate proposed sump is appropriately sized to meet district removal rates of 80% TSS. A minimum sump depth of 4 feet is required to prevent resuspension. Show sump location and elevation on Utility Plan or provide as a Civil Detail.