### COON CREEK WATERSHED DISTRICT PERMIT REVIEW

**MEETING DATE:** November 10, 2014  
**AGENDA NUMBER:** 11  
**FILE NUMBER:** 14 - 126  
**ITEM:** Crest View Senior Community at Blaine

**RECOMMENDATION:** Approve with 5 Stipulations

**APPLICANT:** BKBM Engineers  
5930 Brooklyn Boulevard  
Minneapolis MN 55429

**PURPOSE:** Construction of 4 story senior community building with underground garage parking on an existing vacant lot.

**LOCATION:** Southwest corner of Ulysses St. NE and Paul Parkway NE, Blaine, MN

![Map of Crest View Senior Community at Blaine](image-url)
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses.
2. One or more cumulative acres of land disturbance.

EXHIBITS:
1. Construction Plans (8 sheets) by Pope Architects, dated 10/15/2014, received 10/15/2014
3. Hydrology Report by BKBM, dated 10/15/2014, received 10/15/2014

HISTORY & CONSIDERATIONS: This project was previously approved and permitted (Permit # 08-026). That permit has since expired and the applicant has resubmitted under the current District Rules.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 41. The trend in land use for this drainage area is toward open space and commercial. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include infiltration and retention.

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 895.9 feet.

Groundwater: Surficial ground water is present at 885 to 890 feet. The site does not include groundwater sensitive areas. Information has not been provided to substantiate low floor elevations. Low floor elevations 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 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 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: Soils affected by the proposal is Rifle. Stabilizing vegetation is proposed for disturbed areas within two weeks of rough grading. Adjacent properties are not 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 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:** $4,500.00

**ISSUES/CONCERNS:**

| Stormwater & Hydraulics: Low floor elevations do not meet the criteria for the City of Blaine (2 ft above mottled soil elevation, 2 ft above 100-year). The 100 year HWL of the pond directly adjacent to the property to the west is 895.9 (datum NAVD 1988) according to the current build of the District model. The District model was updated to reflect the new Atlas 14 information in 2013. The proposed garage floor elevation is 896.5. This does not meet the city’s criteria 2.0 ft of separation. The updated 100-yr flood elevation also impacts the proposed elevation of the emergency generator location. | 1. To meet the City of Blaine’s criteria a minimum 2’ of separation is required between the pond HWL and the proposed building’s garage floor elevation.  
2. Address impacts to emergency generator due to Atlas 14 100-year elevation |
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<td>Maintenance: Sump manholes are proposed for pretreatment prior to runoff discharging to the infiltration basin. This is an acceptable method of pretreatment however a maintenance agreement is provided for the proposed sump manholes.</td>
<td>3. Provide a maintenance agreement for the proposed sump manholes.</td>
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required to ensure the sump manholes function appropriately long term.

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<th>Stormwater &amp; Hydraulics: The Coon Creek Watershed District is required to be present during the post construction test on the infiltration basin.</th>
<th>4. The applicant has acknowledged the Coon Creek Watershed District shall be notified prior to the infiltration test to witness the results.</th>
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<td>Escrows: $2,000 + (5 ac * $500/ac) = $4,500.00</td>
<td>5. Receipt of escrows.</td>
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**RECOMMENDATION:** Table with 5 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. To meet the City of Blaine’s criteria a minimum 2’ of separation is required between the pond HWL and the proposed building’s garage floor elevation.
3. Address impacts to emergency generator due to Atlas 14 100-year elevation
4. Provide a maintenance agreement for the proposed sump manholes.
5. The applicant has acknowledged the Coon Creek Watershed District shall be notified prior to the infiltration test to witness the results.