COON CREEK WATERSHED DISTRICT PERMIT REVIEW

MEETING DATE: April 28, 2014
AGENDA NUMBER: 12
FILE NUMBER: 14-051
ITEM: Protofab Engineering Building Addition

RECOMMENDATION: Table with 7 Stipulations

APPLICANT: G & D Holdings, LLC
10004 Goodhue St NE
Blaine MN 55449

PURPOSE: Building Addition and Parking Lot Expansion

LOCATION: 10004 Goodhue St. NE, Blaine, MN 55449
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses.
2. The lands and water that have been, or may be covered by the regional flood.
3. High water table, outwash and organic soils.
4. High infiltration soils.
5. Highly erodible soils.
6. Endangered, Threatened or Special concern species, elements of communities.

EXHIBITS:
1. Grading, Drainage, and Erosion Control Plan by Plowe Engineering, Inc; dated 4-10-14, received 4-14-14.
2. Floodplain volume calculations by Plowe Engineering, Inc; dated 4-10-14, received 4-14-14

HISTORY & CONSIDERATIONS:
The proposed project is an addition to the building and parking lot.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property, however a private ditch is adjacent to the property and receives runoff from the site. The project site is tributary to County Ditch 41-2. The trend in land use for this drainage area is toward light industrial. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include on-site infiltration.

Floodplain: There is floodplain on the property according to FEMA. The District Atlas 14 model predicts the 100-year elevation for the subwatershed at 899.3 feet. The total floodplain impact is 475 cubic feet of additional volume, within the floodplain. Compensatory storage is needed.

Groundwater: The site does include groundwater sensitive areas. Information has 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 City of Blaine has not received a permit application for this project. 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 infiltration trench shown on the drainage plan. Property owners affected by changes in drainage have not been notified and have not acknowledged the changes proposed.
Soils & Erosion Control: Soils affected by the proposal are Lino. Stabilizing vegetation is proposed for disturbed areas within two weeks of rough grading. Adjacent properties are not protected from sediment deposition. All water conveyance systems are not protected from erosion and sedimentation. Project site is not greater than 1 acre; an NPDES permit is not required.

Stormwater & Hydraulics: The applicant is not 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 not 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 exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. No wetland impacts are proposed.

Wildlife: The proposed project does include the special concern Marginated Rush (*Juncus marginatus*). The species is currently being considered for reclassification to an endangered species. Property owner needs to contact the DNR and pursue either a takings permit or preparation of a Habitat Management Plan must be completed.

Performance escrow: $2,700.00

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<th>ISSUES/CONCERNS:</th>
<th>NEED:</th>
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<td><strong>Local Planning &amp; Zoning</strong>: The City of Blaine has not received a permit application for this project.</td>
<td>1. Apply for a permit through the City of Blaine</td>
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<td><strong>Stormwater &amp; Hydraulics</strong>: The applicant is proposing a rock infiltration trench, however, the District recommends that the filtration trench be sloped back toward the property (to the east) to capture more runoff. Additionally, the District recommends that curbs be placed in each parking stall to protect the trench from vehicles, yet still allow runoff to flow between the parking stall curbs.</td>
<td>2. Adjust infiltration trench to slope towards the parking lot (to the east). 3. Add parking stall curbs in the western parking lot stall to protect the trench from heavy vehicles, yet still allow runoff to flow to trench</td>
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**Soils & Erosion Control:** The adjacent property to the north is not protected from erosion control. Additional silt fence should be placed between the applicant’s property and the property to the north to protect the adjacent property and the culvert.

4. Include silt fence and inlet protection in area between the parking lot and the adjacent property (to the north.)

**Floodplain:** The total floodplain impact is 475 cubic feet of additional volume, within the flood. Compensatory storage is needed.

5. Provide compensatory flood plain storage.

**Wildlife:** The proposed project includes the endangered Marginated Rush (*Juncus marginatus*).

6. Property owner needs to contact the DNR and pursue either a takings permit or preparation of a Habitat Management Plan must be completed.

**Escrows:**

$2,000 + (1.40 \text{ acres} \times \$500/\text{acre}) = \$2,700.00$

7. Receipt of escrows

**RECOMMENDATION:** Table with 7 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Adjust infiltration trench to slope towards the parking lot (to the east).
3. Add parking stall curbs in the western parking lot stall to protect the trench from heavy vehicles, yet still allow runoff to flow to trench
4. Include silt fence and inlet protection in area between the parking lot and the adjacent property (to the north.)
5. Provide compensatory flood plain storage.
6. Property owner needs to contact the DNR and pursue either a takings permit or preparation of a Habitat Management Plan must be completed.
7. Apply for a permit through the City of Blaine