COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE:        April 9, 2018
AGENDA NUMBER:       13
FILE NUMBER:         17-186
ITEM:               Blaine Hotel

RECOMMENDATION:      Approve with 5 Stipulations

APPLICANT:           Elevage Development Group, 117 Holdings LLC
                      Attn: Corey Burstad
                      10901 Baltimore St NE
                      Blaine, MN 55449

PURPOSE:             14,000 SQ FT Building on 1.6 Acre Lot

LOCATION:            South of intersection of 107th Ave NE and Baltimore St NE, Blaine, MN

APPLICABILITY:
1. One or more cumulative acres of land disturbance
2. High water table, outwash and organic soils
3. High infiltration soils
4. Highly erodible soils

**EXHIBITS:**
1. Construction Plan set (6 sheets); by EricksonCivil, dated 3/26/18, received 3/27/18.

**PREVIOUS ACTION TAKEN:** The application was tabled at the October 9, 2017 meeting with 12 stipulations:

1. Receipt of escrows.
2. Drain tile will need to be provided at underground storage system to ensure drawdown of system.
3. Provide consistent information between construction plans and HydroCAD model for underground infiltration system.
4. Show how runoff from east is directed to sumps for treatment.
5. Confirm the existing rain garden doesn’t have additional inflow. If more area is flowing into the rain garden provide calculations or design showing water quality goals are met.
6. Show extent and clarify construction of infiltration basin contours (900 and 902) with spot elevations.
7. Update Drainage Map to include all of E3 & P4.
8. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain. The Coon Creek Watershed District shall be notified prior to the test to witness the results.
FINDINGS:

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

Ditches: There is not a public ditch on the property.

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

Erosion and Sediment Control: Soils affected by the proposal are Isanti and Markey.
- Stabilizing vegetation is not 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.
- 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.
- 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 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: Shallow ground water does exist on site. Dewatering is not anticipated.
**Floodplain:** There is no floodplain on the property according to the District model and FEMA.

**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 July 2017 indicates long term groundwater elevation is present at 7 - 9.5 feet below the surface.

The site is within a Municipal Drinking Water Supply Area (DWSMA).

The project site is 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.

Property owners affected by changes in drainage should be notified and acknowledge the changes proposed.

**Maintenance:** The Owner of the Stormwater Management features and treatment practices is unknown. The Stormwater Treatment Practices (STPs) consisting of the following:

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
<th>Maintenance Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rain Garden</td>
<td>1</td>
<td>Unknown</td>
</tr>
<tr>
<td>Sumps</td>
<td>3</td>
<td>Unknown</td>
</tr>
</tbody>
</table>

A maintenance agreement has not been executed. The applicant has submitted a Maintenance Plan for each Stormwater Treatment Practice for District review.

Easements: The proposed project does not include ditch maintenance easement. A ditch maintenance easement is not 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 to the maximum extent practicable. The stormwater management system utilizes rain gardens and 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 predevelopment 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 a site is discharged directly into a well-defined natural or man-made off-site receiving channel or pipe. All on-site constructed storm water conveyance channels are constructed to withstand the expected velocity from a 2-year frequency storm without erosion.

**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 infiltration systems are pretreated and are designed correctly. 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 of 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 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:** $2,800.00

**Wetland Escrow:** $ N/A

There are ditch liens on the property.

### ISSUES/CONCERNS:

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escrows</td>
<td>$2,000 + (1.6 ac * $500/ac) = $2,800.00</td>
</tr>
<tr>
<td>1. Receipt of escrows.</td>
<td></td>
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<tr>
<td>Stormwater &amp; Hydraulics</td>
<td>West side of parking lot in drainage area E4/P6 drains to an existing infiltration basin via curb</td>
</tr>
<tr>
<td>2. Maintain current drainage pattern to existing infiltration basin via curb cut in P6 (western side). See Figure.</td>
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cut. Under proposed conditions, curb cut is not shown on construction plans.

**Infiltration Basin (west):**
- a. Current grading plan indicates that proposed 900 contour for Revised Rain Garden may prevent flow from existing curb cut.
- b. Note #9 on C3 indicates no grading to take place on northern portion of rain garden. However, proposed contours shown on north.

3. **Infiltration Basin (west):**
   - a. Show extent and clarify construction of infiltration basin contours with spot elevations. Contours indicate that the 900 contour will block the curb cut at 899.45. See Figure
   - b. Clarify Note #9 on C3 with proposed grading contours. Contours shown even though comments states there is no disturbance on the north side. See Figure.

**Soil & Erosion Control:** Note 8 on sheet C3 calls out 14 days stabilization.

4. Update note 8 on Sheet C3 to be 7 days.

**Maintenance:** It is unknown who will be responsible for the inspection and maintenance of stormwater facilities. A maintenance agreement has not been executed. The applicant has not submitted a Maintenance Plan for each Stormwater Treatment Practice.

5. Provide an O&M Agreement that meets District requirements.

**RECOMMENDATION:** Approve with 5 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. Maintain current drainage pattern to existing infiltration basin via curb cut in P6. See figure for location.
3. **Infiltration Basin (west, See figure for locations):**
   - a. Show extent and clarify construction of infiltration basin contours with spot elevations. Contours indicate that the 900 contour will block the curb cut at 899.45.
   - b. Clarify Note #9 on C3 with proposed grading contours. Contours shown even though comments states there is no disturbance on the north side.
4. Update note 8 on Sheet C3 to be 7 days.
5. Provide an O&M Agreement that meets District requirements.