COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: August 11, 2014
AGENDA NUMBER: 13
FILE NUMBER: 13-135
ITEM: Emberwood Apartments

RECOMMENDATION: Approve with 3 stipulations

APPLICANT: Edward Kaeding
17123 Notre Dame St
Forest Lake MN 55025

PURPOSE: Construction of multi-family apartment complexes

LOCATION: Parcels 1-6 along Ulysses St. NE & Central Ave. NE
(Frontage road of Hwy 65/Central Ave. NE)
Near intersection of 125th Ave NE & Hwy 65/Central Ave. NE
Blaine, MN
APPLICABILITY:
1. Any work within or adjacent to a Public Ditch within the Watershed District.
2. One or more cumulative acres of land disturbance.
3. Activities upstream from land that is dependent upon removal of water from the soil profile for their continued use (Drainage Sensitive Uses)
4. High infiltration soils.
5. Endangered, Threatened or Special concern species, elements of communities.

EXHIBITS:
1. ALTA/ACSM Land Title Survey, Dated 10/24/2013, Received 12/3/2013.
2. Stormwater Management Analysis, Dated 11/2/2013, Received 12/3/2013.
3. Untitled drawing showing layout, grading and stormwater utilities (size 11 x 17), Timestamped 11/26/2013, Received 12/3/2013.
4. Untitled drawing showing layout, grading and stormwater utilities (size 18 x 24), Timestamped 11/26/2013, Received 12/3/2013.
8. HydroCAD model results, with subwatershed/catchment map – Existing by RFC Engineering, dated 7/30/2014, received 7/30/2014.

HISTORY & CONSIDERATIONS:
The existing conditions of the site includes a gravel pit that was never permitted. Most of the stormwater on the site drains to the pit. The pit infiltrates everything that drains to it.

Discharge from the site eventually drains to a regional pond which was originally designed by the City to accommodate the eastern frontage road and the Honey Grove plat to the west.

FINDINGS:
Ditches and Drainage: There is a public ditch adjacent to the property; the ditch is in a pipe in this section. The ditch is County Ditch 60. The ditch has not been inspected but is scheduled for inspection in 2014. The project site is tributary to County Ditch 60 with a surface parking lot draining to the ditch/pipe. The trend in land use for this drainage area is toward residential.

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 897.756 feet.
Groundwater: Surficial ground water is present at a range of 891.0, 891.3, 891.7 and 893.6 feet as observed by 4 of the 5 soil borings. The site does not include groundwater sensitive areas. 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 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 applicant is working with the City of Blaine to receive permission to discharge offsite to the pond/wetland north of the property.

Soils & Erosion Control: Soils affected by the proposal are Sartell. Stabilizing vegetation is proposed for disturbed areas within two weeks of rough grading. Adjacent properties are 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 exist down stream from the proposed site. The rate of post development runoff from the site does not appear to 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 not 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 may include the threatened species Swamp Blackberry (Rubus semisetosus). Staff has contacted the DNR for additional information on options for the property to protect the Swamp Blackberry. The DNR indicated it is unlikely that the species exists on the site.

Performance escrow: $5,485.00
**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>Stormwater &amp; Hydraulics: 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.</th>
<th>1. A note on the drawings that a CCWD witness test will occur post construction on the two ponds to verify the 1.6”/hr infiltration rate.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maintenance: Since an easement has not been provided for the stormwater ponds an approved Operation and Maintenance Agreement acceptable to the City of Blaine needs to be prepared.</td>
<td>2. Receipt of and Operations and Maintenance Agreement acceptable to the City of Blaine for the maintenance of the two ponds.</td>
</tr>
<tr>
<td>Escrows: $2,000 + (6.97 x $500/acre) = $5,485</td>
<td>3. Receipt of Escrows</td>
</tr>
</tbody>
</table>

**RECOMMENDATION:** Approve with 3 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. A note on the drawings that a CCWD witness test will occur post construction on the two ponds to verify the 1.6”/hr infiltration rate.
3. Receipt of and Operations and Maintenance Agreement acceptable to the City of Blaine for maintenance of the two ponds.