COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: May 9, 2016
AGENDA NUMBER: 13
FILE NUMBER: 16 – 047
ITEM: Invictus Brewery

RECOMMENDATION: Approve with 3 stipulations

APPLICANT: Loucks
Attn: Trevor Gruys
7200 Hemlock Ln N
Maple Grove, MN 55369

PURPOSE: Construction of new commercial building and parking lot

LOCATION: 2025 105th Avenue NE in Blaine, Minnesota
APPLICABILITY:
1) Development of land not authorized by the municipal drainage plan (1.04)
2) Construction of 1 acre or greater of impervious surface
3) Any land alteration within 1 mile of an impaired water
4) Project site is not greater than 5 acres, a NPDES permit is required

EXHIBITS:
1) Construction plans by Loucks; Dated 4/13/2016; received 4/13/2016
2) HydroCAD model by Loucks; Dated 4/13/2016; received 4/19/2016
3) Geotechnical Report by Haugo Geotechnical Services, dated 4/19/2016, received
4/19/2016

HISTORY & CONSIDERATIONS: This item has not been before the Board.

FINDINGS:
Ditches: There is not a public ditch on the property. The project site is tributary to Sand Creek. The trend in land use for this drainage area is toward open space, commercial, and industrial.

Erosion and Sediment Control: Soils affected by the proposal are Isanti, Lino, Rifle and Markey. Stabilizing vegetation is proposed for disturbed areas within one week (7 days) of rough grading. Adjacent properties and stormwater ponds are protected from sediment deposition. Project site is greater than 1 acre, a NPDES permit is required.
**Floodplain:** There is no floodplain on the property according to the District model and FEMA. The project does not propose to place fill within the floodplain. The total floodplain impact is 0 acre-feet. Compensatory storage is not needed. There are no flooding concerns upstream or downstream.

**Groundwater:** Geotechnical information has been submitted. Geotechnical information collected in April 2016 indicates long term groundwater elevation is present at 7 feet below the surface.

The site is not within a Drinking Water Supply Management Area (DWSMA). The project site is not within the 10 Year Well Head Protection Area. The project site is not within the Emergency Response Area.

The proposal does not contain a land use discouraged or prohibited by the Safe Drinking Water Supply Act (SDSA).

**High Water Flooding:**
Information has been provided to substantiate low floor elevations. Low floor elevations do meet the criteria for the City of Blaine; 1 ft above mottled, 2 ft above 100 yr.

**Dewatering:**
The project does not require dewatering.

**Historic Sites:** The proposed project does not include sites of historic or archeological significance.

**Local Planning & Zoning:** The proposed project is not consistent with local planning and zoning. There is an approved local water plan.

Property owners affected by changes in drainage have been notified and acknowledge the changes proposed.

**Maintenance:** The Owner of the Stormwater Management features and treatment practices is Invictus Brewing. Invictus Brewing has not agreed to maintain the Stormwater Treatment Practices (STPs) consisting of the following:

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Infiltration Basin</td>
<td>1</td>
</tr>
</tbody>
</table>

The owner has not submitted a Maintenance Plan for each Stormwater Treatment Practice.

**Easements:** The proposed project does not include ditch maintenance easement. A maintenance access to all storm water management features is provided.
Inspection and maintenance of stormwater facilities will be the responsibility of Invictus Brewing. A maintenance agreement has not been executed.

**Stormwater & Hydrology:** Infiltration is allowed within the project area. The 1-inch infiltration is achieved. The stormwater management system utilizes infiltration. 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:** The proposed project does 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 wetlands are not pretreated by a sediment basin/water quality pond, and are not designed correctly. All work adjacent to wetlands, waterbodies and water conveyance systems are protected from erosion. The proposal will 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 and drains to an Impaired Water.

The project does propose site stabilization within 7 days after construction. The proposed stormwater system does retain at least one inch of runoff from the project site.

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.

**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. No substantial adverse alteration or significant detrimental impact on a species food supply, security or reproductive cycle or the alteration or removal of a plant species will occur.

There are not Ground Water Dependent water resources on site.

The proposed project does not result in:
- Loss of any existing environmental value linked to receiving waters
- Pose a significant threat to aquatic fauna or flora, especially groundwater-dependent ecosystems,
- Soil erosion or local flooding
- Harm to native vegetation (via flooding or toxicity)
- Erosion of structures or services
- Sediment build-up in drains, waterways or wetlands
- Nuisance to the local community such as foul odors; harm to plants or property
- Hazard to human health or safety
- Loss or discernible reduction of flow in public or private water sources.

No steps are proposed for avoiding or minimizing impacts.

**Performance Escrow:** $2,995.00  
**Wetland Escrow:** N/A  
There are no ditch liens on the property.

**FINDINGS/ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Maintenance:</strong> The applicant has not provided a maintenance plan for the proposed stormwater infrastructure on the site.</td>
<td>1. Applicant must provide an Operations &amp; Maintenance Agreement for the proposed stormwater infrastructure on the site.</td>
</tr>
<tr>
<td><strong>Stormwater &amp; Hydrology:</strong> The applicant is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. A post construction test on the infiltration basin will be required to verify the assumed infiltration rates are obtained. 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.</td>
<td>2. A post construction test on the infiltration basin will be required to verify the assumed infiltration rates are obtained. 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 District shall be notified prior to the test to witness the results.</td>
</tr>
<tr>
<td><strong>Escrows:</strong> $2,000 + (1.99 ac * $500/ac) = $2,995.00</td>
<td>3. Receipt of escrows</td>
</tr>
</tbody>
</table>
RECOMMENDATION: Approve with 3 Stipulations

Stipulations:
1. Receipt of escrows.
2. The applicant must submit a stormwater maintenance plan consistent with District Maintenance standards for each Stormwater Treatment Practice.
3. 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.