COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: November 12, 2019
AGENDA NUMBER: 13
FILE NUMBER: 19-049
ITEM: Ulysses Street Office Building

RECOMMENDATION: Table with 12 Stipulations

APPLICANT: Gonzalo Medina Perez – Kami Holdings, Inc.
3120 Woodbury Dr. #100
Woodbury, MN 55125

PURPOSE: Construction of an office building and parking lot

LOCATION: 11161 Ulysses St NE, Blaine MN

APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses
2. One or more cumulative acres of land disturbance
3. The lands and waters that have been, or may be covered by the regional flood.
4. High water table, outwash and organic soils
5. High infiltration soils
6. Highly erodible soils

EXHIBITS:
1. Construction Plan set (10 sheets); by Carlson McCain, dated 10/30/19, received 10/30/19.
2. Stormwater Management Report; by Carlson McCain, dated 10/30/19, received 10/30/19.

PREVIOUS ACTION TAKEN: This is a new application.

FINDINGS:
Pre-application Meeting: The project as submitted has 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, Rifle and Zimmerman.

- Stabilizing vegetation is 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 and do have a note to stabilize within seven (7) days of inactivity.
- Adjacent properties and stormwater ponds are not 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.
- Stormwater runoff does not pass through a sediment basin or other sediment trapping BMP with equal or greater storage capacity and is not needed.
- 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 not taken precautions to contain sediment, and stabilize the work area during construction. A double row of erosion control is required.
- Provisions have been made to minimize transport of sediment (mud) by runoff or vehicle tracking 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.
- Details have been provided for ESC (riprap, perimeter control, concrete washout, inlet protection, etc.)

Dewatering: Shallow ground water does exist on site. The project does may require dewatering.

Floodplain: There is no floodplain on the property according to the District model and FEMA. A HWL of 899.3 was determined onsite from a MnDOT Drainage study in 2005. The Drainage study shows that the northerly portion of the site was used as flood storage for the Ulysses Street NE construction. The project does propose to place fill within the flood storage area. The proposed impact is not within the floodway/flood fringe. The existing flood storage was 5,275 cubic yards. Compensatory storage of 6,290 cubic yards is provided. There are no flooding concerns upstream and/or downstream.
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 March of 2017 indicates long term groundwater elevation is present at 4 to 8 feet below the surface. According to the wetland delineation on site the water table is at approximately 894.5.

The project site is not 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: It is unknown if 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>Inspection &amp; Maintenance Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basins</td>
<td>2</td>
<td>Unknown</td>
</tr>
<tr>
<td>Sumps</td>
<td>2</td>
<td>Unknown</td>
</tr>
<tr>
<td>RainGuardians</td>
<td>3</td>
<td>Unknown</td>
</tr>
</tbody>
</table>

A maintenance agreement has not been executed. The applicant has not submitted a Maintenance Plan for each Stormwater Treatment Practice. It is unknown if the Maintenance Plan is consistent with District Maintenance standards for each STP.

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 not achieved due to high groundwater. The 1-inch requirement is being met to the maximum extent practical. The stormwater management system utilizes infiltration and wet ponding.
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 wetlands/stormwater basins are pretreated by a sediment basin/water quality pond/sump, 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 and does not drain to an Impaired Water.

**Wetlands:** Wetlands do exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. Wetlands have been delineated. The most recent delineation was approved 11/15/16. The wetland boundary has been checked.

The wetland is not a DNR protected water.

The total proposed wetland impact is 1.093 square feet. The impact is through fill in locations as shown below:
The project is not exempt.

**Wetland Replacement Plan:** A wetland replacement plan has been submitted.

The wetland replacement plan has been sent to TEP members for comment.

Replacement is proposed to be through purchasing wetland credits at a ratio of 2:1. The credits will be purchased through wetland bank #1664.

The TEP has approved the preliminary wetland mitigation plan.

**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:** $4,800.00

**Wetland Escrow:** $N/A

There are not ditch liens on the property.

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escrows: $2,000 + (5.6 ac * $500/ac) = $4,800.00</td>
<td>1. Receipt of escrows.</td>
</tr>
<tr>
<td>Local Planning &amp; Zoning: It is unknown if the proposed project is consistent with local planning and zoning.</td>
<td>2. Confirm the city has received an application for review and re-submit plans after city’s review.</td>
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</table>
**Stormwater & Hydraulics:** The applicant is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation to the extent practical. A post construction test on the infiltration basin will be required to verify the assumed infiltration rates are obtained.

Existing pervious area curve numbers match proposed pervious area curve numbers.

No liner is provided within the wet basin and the basin is separated from the water table by less than 3 feet.

3. The applicant must provide a note on the construction plans that a post construction test on the infiltration basin will be conducted 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.

4. Provide a note on the grading plan to decompact pervious areas to a depth of 6 inches or downgrade the proposed pervious area curve number by one soil group to account for compaction due to mass grading.

5. Include an impermeable liner below the NWL in the wet basin.

**Soils & Erosion Control:** District requires adequate protecting around wetlands and waterbodies.

Infiltration basins are not protected from erosion and sedimentation during construction. After initial grading the District requires that infiltration basins be completely surrounded by erosion control measures to prevent the basin from clogging.

It is unclear if dewatering is needed during the construction of the proposed project.

6. A double row of erosion control is required around wetlands and waterbodies

7. After initial grading completely surround the proposed infiltration basins with erosion control measures to prevent the basin from clogging.

8. Provide statement whether dewatering will be required for the construction of the proposed project. If yes, provide well-field location, rates, discharge location, schedule and quantities.

**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

9. Provide an O&M Agreement that meets District requirements.
**a Maintenance Plan for each Stormwater Treatment Practice.**

<table>
<thead>
<tr>
<th><strong>Water Quality:</strong> Portions of the project site are redevelopment. It is unknown if there is contamination on site.</th>
<th>10. Provide results of Phase I or II Environmental Site Assessment.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Wetlands:</strong> Wetland credits are proposed to be purchased to replace the wetland impacts. Updated grading plans have not received comments from the TEP. It is unknown if the TEP will approve the updated plans as a condition of the Notice of Decision.</td>
<td>11. Provide proof of purchase for wetland credits. 12. Comments from the TEP are needed.</td>
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**RECOMMENDATION:** Table with 12 Stipulations  

**Stipulations:**  
1. Receipt of escrows.  
2. Confirm the city has received an application for review and re-submit plans after city’s review.  
3. The applicant must provide a note on the construction plans that a post-construction test on the infiltration basin will be conducted 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.  
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8. Provide statement whether dewatering will be required for the construction of the proposed project. If yes, provide well-field location, rates, discharge location, schedule and quantities.  
9. Provide an O&M Agreement that meets District requirements.  
10. Provide results of Phase I or II Environmental Site Assessment.  
11. Provide proof of purchase for wetland credits.  
12. Comments from the TEP are needed.