COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: March 9, 2015
AGENDA NUMBER: 14
FILE NUMBER: 13 - 135
ITEM: Emberwood Apartments

RECOMMENDATION: Table with 7 Stipulations

APPLICANT: Millpond III LLC
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. High infiltration soils.
4. Highly erodible soils
5. Endangered, Threatened or Special concern species, elements of communities.

EXHIBITS:
1. Plan set by RFC Engineering, dated 01/28/2015, received 01/28/2015
2. Stormwater management analysis, by RFC Engineering, dated 01/28/2015, received 01/28/2015

HISTORY & CONSIDERATIONS:
The proposed site design has changed since the permit was first reviewed in 02/2014.
The permit was approved with previous design in 08/2014.

The existing conditions 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 900.5 feet.

Groundwater: Surficial ground water is present at a range of 891.0 to 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 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 storm water/infiltration pond shown on the drainage plan. Property owners affected by changes in drainage have been notified and have acknowledged the changes proposed.

**Soils & Erosion Control:** Soil 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 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 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>Maintenance</th>
<th>1. Provide clearly labeled easements for the drainage features on the drawings.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Easements</td>
<td>provided for the grading plans. However, it is unclear which portions of the site are under the easement and if the entire infiltration basin is under an easement or just the outlet.</td>
</tr>
<tr>
<td>Stormwater &amp; Hydraulics</td>
<td>2. A note on the drawings that a CCWD witness test will occur post</td>
</tr>
</tbody>
</table>

---

PAN 13-135 Emberwood Apartments Page 3 of 6
<table>
<thead>
<tr>
<th>Post construction test on the infiltration basin by filling the basin to a minimum 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>Construction on the ponds to verify infiltration rate.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Information in HydroCAD does not match plan set information. CB#1 and #2 have different inlet/outlet elevations and slopes for outlet pipes. CB#2 and #3 have different pipe diameters in model then on plan set.</td>
<td>3. Update model or plan set to ensure consistency between the two.</td>
</tr>
<tr>
<td>Current grading plans do not provide capture of storm water from the southern portion of the parking lot. The stormwater will drain to the driveway and onto the frontage road, not to CB#1 as indicated by HydroCAD model.</td>
<td>4. Update storm sewer system to capture drainage from southern portion of parking lot.</td>
</tr>
<tr>
<td><strong>Water Quality:</strong> Scour protection is needed for pond inlet stormwater pipes to reduce resuspension and sustain functionality of the infiltration basin.</td>
<td>5. Install scour protection on pond inlets.</td>
</tr>
<tr>
<td><strong>Soils &amp; Erosion Control:</strong> Note on SWPPP states that after initial grading the infiltration basins will be completely surrounded by erosion control measures to prevent the basin from clogging; however, the silt fence location is not shown on the erosion control plan.</td>
<td>6. Show erosion control on plan set for proposed basin at NWL after initial grading</td>
</tr>
<tr>
<td>Escrows: $2,000 + (6.97 x $500/acre) = $5,485</td>
<td>7. Receipt of Escrows</td>
</tr>
</tbody>
</table>
RECOMMENDATION: Table with 7 Stipulations

Stipulations:
1. Receipt of escrows.
2. A note on the drawings that a CCWD witness test will occur post construction on the ponds to verify infiltration rate.
3. Update model or plan set to ensure consistency between the two.
4. Provide clearly labeled easements for the drainage features on the drawings.
5. Update storm sewer system to capture drainage from southern portion of parking lot.
6. Install scour protection on pond inlets.
7. Show erosion control on plan set for proposed basin at NWL after initial grading.