COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: June 12, 2017
AGENDA NUMBER: 16
FILE NUMBER: 17-098
ITEM: Alexandra House Lot Expansion

RECOMMENDATION: Table with 10 Stipulations

APPLICANT: Margaret P. Andersen
10065 3rd St NE
Blaine, MN 55434

PURPOSE: 10,040 SF Parking Lot Expansion

LOCATION: SW Corner of 3rd St NE and 101st Ave NW, Blaine, MN

APPLICABILITY:
1. Within 1 mile of an impaired waters.
2. High infiltration soils
3. Highly erodible soils
4. Endangered, Threatened or Special concern species, elements or communities

EXHIBITS:

PREVIOUS ACTION TAKEN: This is a new application.

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 Hubbard and Sartell.
- 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 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 pass through a sediment basin or other sediment trapping BMP with equal or greater storage capacity.

• 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 may exist on site. The project may require dewatering.

Floodplain: There is no floodplain on the property according to the District model and FEMA.

High Water Flooding: No structures proposed as part of this project.

Groundwater: Geotechnical information has not been submitted.

The site is not within a Municipal Drinking Water Supply Area (DWSMA).

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: The proposed project is consistent with local planning and zoning. There is an approved local water plan.
**Maintenance:** The Owner of the Stormwater Management features and treatment practices is Alexandra House. 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>Basins</td>
<td>2</td>
<td>Alexandra House</td>
</tr>
</tbody>
</table>

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

**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. The stormwater management system utilizes infiltration basins. Stormwater leaving the site is not 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 may exceed predevelopment rates, or rates which would interfere with sensitive downstream land uses, model updates are required. 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 not 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 basins are not pretreated by a sediment basin/water quality pond. 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 within one (1) mile of and drains to an Impaired Water. The Impaired Water is Pleasure Creek. Pleasure Creek is impaired for (Aquatic Life (Macro-invertebrates)/ Aquatic Recreation (E. coli). The major stressors are Total Suspended Solids (TSS)/ Total Phosphorus (TP)/E.coli. There is not an EPA approved Total Maximum Daily Load (TMDL) or Waste Load Allocation (WLA) for this 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.

**Wildlife:**
The proposed project does include endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors.

If the project is present, the project does not propose substantial adverse alteration or significant detrimental impact on a species or removal of a plant species will occur.

**Performance Escrow:** $3,840.00  
**Wetland Escrow:** $N/A  
There are not ditch liens on the property.

**ISSUES/CONCERNS:**

<table>
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<tr>
<th>ISSUE</th>
<th>NEED</th>
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<tbody>
<tr>
<td>Escrows: $2,000 + (3.68 ac * $500/ac) = $3,840.00</td>
<td>1. Receipt of escrows.</td>
</tr>
<tr>
<td><strong>Groundwater:</strong> No Geotechnical Report provided.</td>
<td>2. Geotechnical report needed to determine if three foot separation is provided between bottom of infiltration basins and highest anticipated groundwater elevation.</td>
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<td><strong>Stormwater &amp; Hydraulics:</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. Based on drainage map, there appears to be additional area from the east and southeast that should be included in the drainage area to the North basin.</td>
<td>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. 4. Update drainage area to account for correct drainage to North basin including any drainage off existing building’s roof.</td>
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<td><strong>Soils &amp; Erosion Control:</strong> District requires all stabilization vegetation be within seven (7) days of rough grading or inactivity. Infiltration basins are not protected from erosion and sedimentation during</td>
<td>5. Update construction plans to stabilize vegetation in 7 days of rough grading or inactivity. 6. After initial grading completely surround the proposed infiltration</td>
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construction. After initial grading the District requires that infiltration basins be completely surround by erosion control measures to prevent the basin from clogging.

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

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<th>Water Quality:</th>
<th>All discharges into water quality basins are not pretreated.</th>
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<td>8. Provide pretreatment at curb cuts to prevent sedimentation of infiltration basins to prevent clogging.</td>
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<th>Maintenance:</th>
<th>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.</th>
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<td>9. Provide an O&amp;M Agreement that meets District requirements.</td>
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<td>10. Provide documentation from the DNR if the proposed project includes endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors</td>
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**RECOMMENDATION:** Table with 10 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Geotechnical report needed to determine if three foot separation is provided between bottom of infiltration basins and highest anticipated groundwater elevation.
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.

4. Update drainage area to account for correct drainage to North basin including any drainage off existing building’s roof.

5. Update construction plans to stabilize vegetation in 7 days of rough grading or inactivity.

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

7. 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.

8. Provide pretreatment at curb cuts to infiltration basins to prevent clogging.

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

10. Provide documentation from the DNR if the proposed project includes endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors.