COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: February 11, 2013
AGENDA NUMBER: 18
FILE NUMBER: 12 - 004
ITEM: Baldwin Apartments of Blaine

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Baldwin Partners I, LLC
3120 Woodbury Drive Ste 100
Woodbury, MN  55124

PURPOSE: Proposed Construction of a 5 level 73,000 sf Apartment Building

LOCATION: Northwest quadrant of Ulysses St. NE and Cloverleaf Parkway, 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 water table, outwash and organic soils.
4. High infiltration soils.
5. Highly erodible soils

EXHIBITS:
1. Geotechnical Report by Braun Intertec Corporation, dated 12/17/2012, received 1/16/2013
2. Stormwater Management Plan from Robert Olson at MFRA Inc., dated 1/16/2013, received 1/16/2013
3. Proposed Drainage model schematic sheet by Robert Olson at MFRA Inc., dated 1/2/2013, received 1/16/2013
4. Existing Conditions HydroCAD Model report by MFRA Inc., dated 1/15/2013, received 1/16/2013
5. Proposed 2, 10, 100 year HydroCAD Model reports by MFRA Inc., dated 1/15/2013, received 1/16/2013
7. Minnesota Notice of Wetland Conversion Act Decision from the city of Blaine Engineering Department, dated 9/16/2004, received 1/16/2013
9. Cover Sheet by MFRA Inc., dated 1/7/2013, received 1/16/2013
10. Existing Conditions by MFRA Inc., dated 1/7/2013, received 1/16/2013
11. Civil site Plan by MFRA Inc., dated 1/7/2013, received 1/16/2013
12. Grading and Drainage Plan by MFRA Inc., dated 1/7/2013, received 1/16/2013
13. Erosion and Sediment Control Plan Phase I by MFRA Inc., dated 1/7/2013, received 1/16/2013
14. Erosion and Sediment Control Plan Phase II by MFRA Inc., dated 1/7/2013, received 1/16/2013
15. Erosion and Sediment Control Details by MFRA Inc., dated 1/7/2013, received 1/16/2013
16. Utility Plan by MFRA Inc., dated 1/7/2013, received 1/16/2013
17. Construction Details by MFRA Inc., dated 1/7/2013, received 1/16/2013
18. Overall Landscape Plan by MFRA Inc., dated 1/7/2013, received 1/16/2013
19. Shrub and Perennial Planting Landscape Plan by MFRA Inc., dated 1/7/2013, received 1/16/2013

HISTORY & CONSIDERATIONS:
This project was originally reviewed in 2005 as a part of the Six Cities WMO.

FINDINGS:
Ditches and Drainage: There is a public ditch on the property. The ditch is County Ditch 17. The ditch has been inspected. There are approximately 0 acres of existing agricultural land affected by this ditch. The project site is tributary to County Ditch 17. The trend in land use for this drainage area is toward residential with some commercial, open space, and woods in poor condition. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage, retention, and infiltration.

Floodplain: There is no floodplain on the property according to FEMA. The District model predicts the 100-year elevation for the subwatershed at 900.4 feet. The total floodplain impact is 0 acre-feet, within the flood/fringeway. Compensatory storage is not needed.

Groundwater: Surficial ground water is present at 2.5-14 feet below grade at elevations 896 to 899.5. The existing Pond NWL is elevation 897.1. The site does include groundwater sensitive areas. Information has been provided to substantiate low floor elevations at 903.7. Low floor elevations meet the criteria for the 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 proposed project does not include a ditch maintenance easement. A drainage and utility easement is provided for the infiltration pond shown on the drainage plan. Property owners affected by changes in drainage have not been notified and have acknowledged the changes proposed at this time. A public hearing is scheduled for this project on February 12, 2013.

Soils & Erosion Control: Soils affected by the proposal are Isanti Fine Sandy Loam (Iw), Zimmerman fine sand (ZmB), and Millerville mucky peat (Mk). 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 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 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. 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.

**Wildlife:** The proposed project does not include endangered & threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas, 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.

**Wetlands:** Wetlands do exist on-site according to the NWI, Soil Survey. A wetland exemption was issued previously to fill wetlands on the site. That fill has occurred. Staff has visited the site.

The project proposes no additional wetland impacts.

**Escrows:** Escrows have not been paid.

**Performance Escrow:** $1500 + (9 acre *200/acre) = $3,300.00

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<th>ISSUES/CONCERNS</th>
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**Stormwater & Hydraulics:** 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.

**CONCLUSIONS:** This project does meet District standards. Performance Escrows and Maintenance items must be submitted prior to issuance of a Permit.

**RECOMMENDATION:** Approve with 2 Stipulations

**Stipulations:**
1. **Receipt of escrows.**
2. 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.