COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: May 14, 2018
AGENDA NUMBER: 18
FILE NUMBER: 18-076
ITEM: Blaine Harbor Freight Tools

RECOMMENDATION: Approve with 3 Stipulations

APPLICANT: HJ Development
15600 Wayzata Blvd, Suite 201
Wayzata, MN, 55391

PURPOSE: Construction of a new retail building
16,225 SQ FT Building on 1.44 Acre Lot

LOCATION: 11727 Ulysses Lane NE between Goodwill and Dollar Tree, Blaine, MN

APPLICABILITY:
1. One or more cumulative acres of land disturbance
2. The lands and waters that have been, or may be covered by the regional flood.
EXHIBITS:

PREVIOUS ACTION TAKEN: This application was tabled at the 4/23/2018 meeting with 8 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.

3. Provide HydroCAD model:
   a. To indicate HWLs of basins.
   b. Ensure stormwater is contained within property for storm events.
   c. Include scenario that takes into account tail water conditions associated with regional basin’s HWL of 893.3.

4. Provide cross sections for both EOFs and swale to illustrate that they are designed for 100-Yr flows.

5. Clarify if check dams are temporary or permanent structures.

6. Update construction plans with the following information:
   a. stabilize vegetation within 7 days of rough grading or inactivity.
   b. provide sediment trapping measures for soil stockpiles.
   c. include actions to minimize the transport of sediment by vehicle racking onto paved surfaces.

7. Pretreatment needs to be provided at all inlets to the filtration basin to meet district removal rates of 80% TSS. Some options include rain guardians, forebays, micropools and sumps. If sumps provided, minimum of 4-foot depth required.

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

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 Rifle.

- 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.
- Adjacent properties and stormwater ponds are 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.
- 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 does not exist on site. The project does not require dewatering.

Floodplain: There is a floodplain on the property according to the District model and FEMA. The floodplain elevation is 893.3 feet. The floodplain impact is negligible. No compensatory storage needed.

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

Groundwater: Geotechnical information collected in March 2018 indicates long term groundwater elevation is present at 9 feet or more below the surface.

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 Harbor Freight Tools. The Stormwater Treatment Practices (STPs) consisting of the following:

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
<th>Maintenance Responsibility</th>
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<tbody>
<tr>
<td>Basins</td>
<td>2</td>
<td>Harbor Freight Tools</td>
</tr>
<tr>
<td>Rain Guardian Turret</td>
<td>2</td>
<td>Harbor Freight Tools</td>
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</table>

A draft operations and maintenance agreement has been submitted and is currently under review.
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 1.1-inch infiltration is achieved. The stormwater management system utilizes sedimentation basin and regional ponding. 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. 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 are pretreated by a sediment basin/water quality pond, 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 an Impaired 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.

**Wetland Replacement Plan:** A wetland replacement plan is not required.

**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:** $2625.00
**Wetland Escrow:** $ N/A
There are not ditch liens on the property.

**ISSUES/CONCERNS:**

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**Escrows**:  $2,000 + (1.25 \text{ ac} \times $500/\text{ac}) = $2625.00

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<tr>
<th>Stormwater &amp; Hydraulics: Rock EOF elevation is incorrect on grading plan.</th>
<th>1. Receipt of escrows.</th>
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<tbody>
<tr>
<td>Maintenance: A maintenance agreement has not been executed. The applicant has not submitted a Maintenance Plan for each Stormwater Treatment Practice.</td>
<td>2. Update rock EOF invert elevation to 894.6 on grading plan.</td>
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<td>3. Provide an O&amp;M Agreement that meets District requirements.</td>
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**RECOMMENDATION**: Approve with 3 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Update rock EOF invert elevation to correct elevation (894.6) on grading plan.
3. Provide an O&M Agreement that meets District requirements.