COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: January 13, 2014
AGENDA NUMBER: 18
FILE NUMBER: 13-135
ITEM: Emberwood Apartments

RECOMMENDATION: Table with 9 stipulations

APPLICANT: 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. Activities upstream from land that is dependent upon removal of water from the soil profile for their continued use (Drainage Sensitive Uses)
4. High infiltration soils.
5. Endangered, Threatened or Special concern species, elements of communities.

EXHIBITS:
1. ALTA/ACSM Land Title Survey, Dated 10/24/2013, Received 12/3/2013.
2. Stormwater Management Analysis, Dated 11/2/2013, Received 12/3/2013.
3. Untitled drawing showing layout, grading and stormwater utilities (size 11 x 17), Timestamped 11/26/2013, Received 12/3/2013.
4. Untitled drawing showing layout, grading and stormwater utilities (size 18 x 24), Timestamped 11/26/2013, Received 12/3/2013.

HISTORY & CONSIDERATIONS:
(Copied out of the stormwater management analysis) In a meeting with Coon Creek staff on November 13, 2013, it was discussed that a completed application for a permit included, as listed in section 7.2:

An application is complete if:
1. All of the information required on the permit application and by these rules has been submitted.
2. The required information is free of significant material errors or omissions.
3. The applicant or the applicant’s agent has made a good faith effort to comply with the rules, regulations and standards of the District.

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 897.756 feet. The total floodplain impact is 0 acre-feet, within the flood/fringeway. Compensatory storage is not needed.

The applicant is advised to run the 100-year elevation for interior ponds using the NOAA Atlas 14 information as shown in the following web link.
http://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=mn
Groundwater: Surficial ground water is present at a range of 891.0, 891.3, 891.7 and 893.6 feet as observed by 4 of the 5 soil borings. The site does not include groundwater sensitive areas. Information has not been provided to substantiate low floor elevations. Low floor elevations do not 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 is an approved local water plan.

Maintenance: The applicant is working with the City of Blaine to receive permission to discharge offsite to the pond/wetland north of the property.

Soils & Erosion Control: Soils affected by the proposal are Sartell. Stabilizing vegetation is proposed (in the stormwater management analysis, not on the drawings) for disturbed areas within two weeks of rough grading. Adjacent properties are not 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 not 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 exist downstream from the proposed site. The rate of post development runoff from the site does not appear to 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

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| **Stormwater & Hydraulics:** The HydroCAD model input data and results do not match the plans. Additionally, a full HydroCAD report must be submitted for existing and proposed conditions to show all catch basins, ponds, swales, etc. A map of the proposed hydrology subwatershed delineation will assist with the review. There are concerns with the 6” outlet pipe to the pond getting clogged. | 1. The applicant needs to provide a full HydroCAD report and map of the proposed hydrology subwatershed delineation.  
2. Please reconsider this design to account for clogging. |
| **Soils & Erosion Control:** The applicant still needs to provide the revegetation information for the swale, rain gardens and pond. The lead sheet states that there is a landscape plan, but we did not receive one. | 3. Applicant must provide a landscaping plan and additional details for the sand bag protection of the catch basins in the erosion control plan. |

The extent of silt fencing needs to be clearly shown on the plan set such that proposed water quality basins and adjacent properties are protected from sediment deposition. It is suggested that a new line weight is used to clearly identify areas where silt fence is to be installed.

A detail for the sand bag protection of the catch basins needs to be provided as part of the erosion control plan.

Escrows: $1,500 + (6.97 x $500/acre) = $5,485

Receipt of Escrows

**RECOMMENDATION:** Table with 9 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. The City must approve discharge offsite to the pond/wetland north of the property.
3. Discharge offsite to the pond/wetland north of the property should be completely shown in the drawings and should show any proposed riprap spillway to the bottom of the pond.

4. After initial grading, completely surrounded the proposed infiltration basins and ponds with erosion control measures.

5. Silt fencing needs to be clearly shown on plan set. Suggest a line weight that stands out from the rest of the drawing.

6. Provide the landscaping plan.

7. Provide a full hydrocad report with a map/figure of the existing and post project hydrology subwatershed delineation and modeling layout.

8. Provide a design for the 6” pipe outlet to the pond that considers clogging.

9. The applicant needs to provide City approval for the garage floors at elevation 908.5 being that it does not meet the criteria for the City of Blaine (2 ft above mottled soil elevation, 2 ft above 100-year).