COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: March 12, 2018
AGENDA NUMBER: 18
FILE NUMBER: 17-149
ITEM: Ulysses Medical Center

RECOMMENDATION: Approve with 5 Stipulations

APPLICANT: MSP Commercial
1215 Town Centre Drive, Suite 130
Eagan, MN 55123

PURPOSE: Development of a medical clinic with parking lot
12,500 SQ FT Building on 1.72 Acre Lot

LOCATION: 11100 & 11080 Central Avenue NE, Blaine, MN

APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses
2. One or more cumulative acres of land disturbance
3. High infiltration soils
4. Highly erodible soils
EXHIBITS:
1. Construction Plan set (4 sheets); by Solution Blue, Inc., dated 2/20/18, received 2/23/18.
5. Wetland Replacement Plan: by Tony Kaster, dated 6/20/17, received 8/2/17.

PREVIOUS ACTION TAKEN: The application was tabled at the August 14, 2017 meeting with 11 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 detailed infiltration grading plan and spot elevations for infiltration basin and match the model. Update the model to reflect correct stage-storage and elevation of outlet. Provide detailed explanation on how water overflows into filtration basin from infiltration basin.
4. Provide details on the underground pipes and update sizing of the 6” pipe if necessary. Update the HydroCAD model to reflect the outlet detail of the filtration basin and include exfiltration through drain tile.
5. Provide location of roof drains to indicate how drainage will be directed into infiltration basin.
6. Update construction plans to stabilize vegetation in 7 days of rough grading or inactivity.
7. After initial grading completely surround the proposed infiltration basins with erosion control measures to prevent the basin from clogging.
8. 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.
9. Provide pre-treatment for water prior to going into the infiltration basin.
10. Provide an O&M Agreement that meets District requirements.
11. Provide approved wetland replacement plan.

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 Isanti and 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.
  • 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 does exist on site. The project does require dewatering.

Floodplain: There is no floodplain on the property according to the District model and FEMA.
**Groundwater:** Geotechnical information collected in July 2017 indicates long term groundwater elevation is present at 2.5 feet below the surface.

The project site is within the Emergency Response Area/10 Year Well Head Protection 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.

Property owners affected by changes in drainage should be notified and acknowledge the changes proposed.

**Maintenance:** The Owner of the Stormwater Management features and treatment practices is MSP Commercial. 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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</thead>
<tbody>
<tr>
<td>Rain Guardian</td>
<td>2</td>
<td>MSP Commercial</td>
</tr>
<tr>
<td>Filtration basin</td>
<td>1</td>
<td>MSP Commercial</td>
</tr>
</tbody>
</table>

Inspection and maintenance of stormwater facilities will be the responsibility of MSP Commercial. A maintenance agreement has not been executed. The applicant has 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:** Filtration is required within the project area due to proximity to wellhead. The 1-inch filtration is achieved to the maximum extent practicable. The stormwater management system utilizes filtration 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.
**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 not 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 exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. Wetlands have been delineated. The most recent delineation was completed in June 2017. The wetland boundary has been checked and approved. A wetland replacement plan has been submitted. The total proposed wetland impact is 0.66629 acres. The impact is through fill in 1 location as shown below:

TEP members have been notified with a complete plan. The project is not wetland dependent. The project is not exempt. The applicant has contacted the DNR area hydrologist and the Corps of Engineers.
Three alternatives, plus the proposed project, have been submitted. On-site sequencing does apply. The avoidance alternatives are considered good faith efforts. None of the avoidance alternatives are considered feasible and prudent. Alternatives provided include:

1. No Build - rejected due to growing demand for medical services
2. Reduced size development – rejected because it would reduce the size of the building. Applicant suggests a smaller building would not be viable. A parking space reduction was also entertained but rejected because it would result in a lack of parking.
3. Underground stormwater structures – rejected because groundwater is too high
4. Proposed project

Wetland Replacement Plan: A wetland replacement plan has been submitted and approved. The applicant will purchase wetland replacement credits.

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: $2,860.00
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 + (1.72 ac * $500/ac) = $2,860</td>
<td>1. Receipt of escrows.</td>
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<tr>
<td>Soils &amp; Erosion Control: Infiltration basins are not protected from erosion and sedimentation during construction. After initial grading the District requires that infiltration basins be completely surround by erosion control measures to prevent the basin from clogging. Dewatering is likely required during construction activities.</td>
<td>2. After initial grading completely surround the proposed infiltration basins with erosion control measures to prevent the basin from clogging. Silt fence needs to be shown on construction plans.</td>
</tr>
<tr>
<td>Maintenance: 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.</td>
<td>3. Provide well-field location, rates, discharge location, schedule and quantities to address dewatering during construction activities.</td>
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<td>4. Provide an O&amp;M Agreement that meets District requirements.</td>
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Wetlands: Wetland impacts are proposed.

5. Provide proof of purchase for wetland credits.

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