COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: June 12, 2017
AGENDA NUMBER: 21
FILE NUMBER: 17-073
ITEM: Spring Lake Park Senior Housing

RECOMMENDATION: Approve with 3 Stipulations

APPLICANT: Spring Lake Park Leased Housing Associates LLLP
2905 Northwest Blvd, Suite 150
Plymouth, MN 55441

PURPOSE: Construction of apartment complex with surface parking on 4.14 Acre Lot

LOCATION: Corner of Manor Dr. NE and Laddie Rd., Spring Lake Park, Minnesota

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
5. Endangered, Threatened or Special concern species, elements or communities
EXHIBITS:
1. Construction Plan set (12 sheets); by BKV Group, dated 5/31/17, received 5/31/17.
2. Stormwater Management Report; by Loucks, revised 5/10/17, received 5/10/17.
5. ALTA/NSPS Land Title Survey by Loucks, dated 7/26/16; received 4/12/17.
7. Site/Landscape Plan by BKV Group dated 4/12/17, received 4/12/17.
8. Ebara submersible wastewater, sewage pump product literature, no date, received 5/10/17.

PREVIOUS ACTION TAKEN: This is a new application.

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 Urban land Isanti, and Urbanland Zimmerman.

- Stabilizing vegetation is proposed for disturbed areas within seven (7) days of rough grading. SWPPP IV.B. #2
- Soil stockpiles have been proposed to be fitted with sediment-trapping measures to prevent soil loss. SWPPP IV.C. #5
- 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. SWPPP IV.E.
- Stormwater runoff does not pass through a sediment basin or other sediment trapping BMP with equal or greater storage capacity.
- Stabilization adequate to prevent erosion has not been provided at the outlets of all storm sewer pipes.
- All storm sewer inlets are not 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. SWPPP IV.E. #5
- Provisions have been made for cleaning road surfaces where sediment is transported by the end of the day. SWPPP IV.E. #5
• Construction entrance points are not 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. SWPPP IV.E.

**Dewatering:** Shallow ground water does not exist on site. The project does not require dewatering.

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

**Groundwater:** Geotechnical information collected in September 2016 indicates long term groundwater elevation is present from 899.58 to 900.31 feet below the surface. However, groundwater was shown to be very dependent on the elevation of Laddie Lake El. 902.04. During a 6” Storm event in September of 2016 groundwater elevations increased by 1 foot or more.

The site is 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). Those uses include:
- Storage, production, disposal or treatment of hazardous materials
- Dry cleaning, dyeing, printing, photo processing or any other uses of hazardous materials
- Disposal of septage or septic sludge
- Vehicle or equipment maintenance/fueling area
- Underground storage tanks
- Storage and use of petroleum products
- Chemical/pesticide/herbicide storage
- Storage and use of petroleum products exceeding fifty-five (55) gallons

The project does not propose a containment system.

The project does not propose a secondary containment system which is easily inspected and whose purpose it is to intercept any leak or release from the primary containment vessel or structure.

Underground storage tanks are not proposed.

Storage and use of petroleum products exceeding fifty-five (55) gallons are not proposed.
The project does not have an acceptable contingency plan for preventing hazardous materials from contaminating the shallow/surficial aquifer should flood, fire, wind or other natural catastrophe, equipment failure or releases occur.

**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 have not been notified and acknowledge the changes proposed.

**Maintenance:** The Owner of the Stormwater Management features and treatment practices is Spring Lake Park Leased Housing Associates LLLP. 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>Underground Storage/Infiltration</td>
<td>3</td>
<td>Owner</td>
</tr>
<tr>
<td>Sumps</td>
<td>2</td>
<td>Owner</td>
</tr>
<tr>
<td>Pumps</td>
<td>2</td>
<td>Owner</td>
</tr>
<tr>
<td>Safl Baffle</td>
<td>1</td>
<td>Owner</td>
</tr>
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Inspection and maintenance of stormwater facilities will be the responsibility of Spring Lake Park Leased Housing Associates LLLP. 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 uses underground storage. 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 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 within one (1) mile of an Impaired Water. The impaired water is Ditch 17 (Springbrook Creek). There is no 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:** $4,070
**Wetland Escrow:** $0.00
There are not ditch liens on the property.

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escrows: $2,000 + (4.14 ac * $500/ac) = $4,070</td>
<td>1. Receipt of escrows.</td>
</tr>
<tr>
<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.</td>
<td>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.</td>
</tr>
</tbody>
</table>
**Maintenance:** The Owner 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.

3. Provide an O&M Agreement that meets District requirements including the pumps and backflow preventers.

**RECOMMENDATION:** Approve with 3 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.
3. Provide an O&M Agreement that meets District requirements that includes the pumps and backflow preventers.