COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: February 27, 2017
AGENDA NUMBER: 23
FILE NUMBER: 16-107
ITEM: Blaine Subway

RECOMMENDATION: Approve with 5 Stipulations

APPLICANT: Blaine Subs LLC
Attn: Mike DeWeese
166 North Concord Exchange
South Saint Paul, MN 55075

PURPOSE: Remodel Existing Building

LOCATION: 915 County Highway 10 in Blaine, Minnesota.
APPLICABILITY:
1. Within 1 mile of an impaired waters.
2. Endangered, Threatened or Special concern species, elements or communities

EXHIBITS:
1. Construction Plan set (2 sheets); by Lake and Land Surveying, Inc, dated 10/18/16, received 2/1/17.

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: Soil affected by the proposal is Zimmerman.
- Stabilizing vegetation is not 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 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.
• 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 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.
• 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: It is unknown if shallow ground water exists on site. Dewatering is not anticipated.

Floodplain: There is no floodplain on the property according to the District model and FEMA. There are no flooding concerns upstream or downstream.

High Water Flooding: Information has been provided to substantiate low floor elevations and is not needed, no new structures proposed.

Groundwater: Geotechnical information was not collected and is not needed.

The site is not within a Municipal Drinking Water Supply Area (DWSMA).

The project site is within a 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.

Property owners affected by changes in drainage have been notified and acknowledge the changes proposed.

Maintenance: The Owner of the Stormwater Management features and treatment practices is Subway. The Stormwater Treatment Practices (STPs) consisting of the following:

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rain Garden</td>
<td>1</td>
</tr>
<tr>
<td>RainGuardians</td>
<td>1</td>
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</tbody>
</table>

Inspection and maintenance of stormwater facilities will be the responsibility of Subway. A maintenance agreement has not been executed. The applicant has not submitted a Maintenance Plan for each Stormwater Treatment Practice.

As a requirement of the City’s MS4 program, the city will inspect and maintain the stormwater facilities.

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 uses a Rain Guardian and rain garden. Stormwater leaving the site is discharged into the city street.

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. No increases in the volume, velocity and peak water flow rates of stormwater runoff are expected as part of the project. Concentrated storm water leaving a site is not discharged directly into a well-defined natural or man-made off-site receiving channel or pipe. No on-site storm water conveyance channels are being proposed as part of the project.

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. No discharges into wetlands are proposed. 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 and drains to an Impaired Water. The Impaired Water is CD 17. CD 17 is impaired for (Aquatic Life (Macro-invertebrates) / Aquatic Recreation (E. coli)). The major stressors are Total Suspended Solids (TSS) / Total Phosphorus (TP) / E.coli. There is not an EPA approved Total Maximum Daily Load (TMDL) or Waste Load Allocation (WLA) for this water.

There are no new impervious surfaces proposed as part of this project.

Wetlands: Wetland do not exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey.

Wetland Replacement Plan: A wetland replacement plan has not been submitted and is not needed.

Wildlife: The proposed project does include endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors.

The endangered or threatened species, rare natural community is the Plains Hog-nosed Snake (*Heterordon nasicus*).

The applicant has not contacted the MDNR natural heritage or endangered species program.

It is unknown, if the project is present, if the project will propose substantial adverse alteration or significant detrimental impact on a species or removal of a plant species will occur.

Performance Escrow: $2,230.00

Wetland Escrow: N/A

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 + (0.46 ac * $500/ac) = $2,230.00</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>
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</table>
### Soils & Erosion Control:
District requires all stabilization vegetation be within seven (7) days of rough grading or inactivity.

<table>
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<tr>
<th>3. Erosion Control:</th>
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<tr>
<td>a. Update construction plans to stabilize vegetation in 7 days of rough grading or inactivity.</td>
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<tr>
<td>b. After initial grading completely surround the proposed infiltration basins with erosion control measures to prevent the basin from clogging.</td>
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<td>c. Inlet protection needs to be shown on erosion control plan for two CBs located along service road south of the site.</td>
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Infiltration basins are not protected from erosion and sedimentation during construction. After initial grading the District requires that infiltration basins be completely surrounded by erosion control measures to prevent the basin from clogging.

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<th>All storm sewer inlets are not protected from sediment-laden water during construction.</th>
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### 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.

| 4. Provide an O&M Agreement that meets District requirements. |

### Wildlife:
The applicant has not contacted the MDNR natural heritage or endangered species program.

| 5. Applicant must contact the MDNR |

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### RECOMMENDATION:
Approve with 5 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. Erosion Plan
   a. Update construction plans to stabilize vegetation in 7 days of rough grading or inactivity.
   b. After initial grading completely surround the proposed infiltration basins with erosion control measures to prevent the basin from clogging.
   c. Inlet protection needs to be shown on erosion control plan for two CBs located along service road south of the site.
4. Provide an O&M Agreement that meets District requirements.
5. Applicant must contact the MDNR