COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: July 14, 2014
AGENDA NUMBER: 9
FILE NUMBER: 14 - 078
ITEM: 93rd Lane Industrial Park Street Improvements-Phase 3

RECOMMENDATION: Approve with 1 Stipulation

APPLICANT: City of Blaine
Stefan Higgins
10801 Town Square Dr
Blaine MN 55449

PURPOSE: Road and Ditch Maintenance, City Project #13-24

LOCATION: Baltimore Street from 91st Ave to Eldorado St, Radisson Rd from Eldorado Street to the 93rd Lane Extension, Hastings St from Radisson Rd to the cul de sac and Eldorado St from 91st Ave to Radisson Rd in 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. High infiltration soils.
4. Highly erodible soils

EXHIBITS:
1. Construction Plans (29 sheets) by City of Blaine, Dated 5-15-2014, Received 6-16-2014
2. CCWD Permit Submittal Narrative by City of Blaine, Dated 6-11-2014, Received 6-16-2014

HISTORY & CONSIDERATIONS:
This is the 3rd Phase of a multi-year project to partially reconstruct the streets and reestablish positive storm water runoff drainage in the industrial park area. The work includes asphalt pavement replacement, gravel shouldering, ditch maintenance, and culvert replacements and cleaning.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 41. The trend in land use for this drainage area is commercial and industrial. There are no flooding concerns downstream. Alternatives to additional drainage not considered.

Floodplain: There is no floodplain on the property according to FEMA. The District model predicts the 100-year elevation for the portion of the project on Davenport Street to be 904.5 feet and the portion of the project on Isanti Street to be 901.7 feet. The total floodplain impact is zero acre-feet within the floodplain. Compensatory storage is not needed.

Groundwater: Surficial ground water is present at an unknown elevation. The site does not include groundwater sensitive areas. Information is not required to substantiate low floor elevations, no new structures are proposed.

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 proposed project does not include a ditch maintenance easement or utility line crossings. A drainage and utility easement is not required. No changes in drainage are proposed.
Soils & Erosion Control: Soils affected by the proposal are Lino, Isanti, and Zimmerman. Stabilizing vegetation is proposed for disturbed areas within two weeks of rough grading. Adjacent properties are protected from sediment deposition. All wetlands, water bodies, ponds, infiltration basins and water conveyance systems are protected from erosion and sedimentation. Project site is greater than 1 acre; an NPDES permit is required.

Stormwater & Hydraulics: The applicant is not required to meet the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation, no new impervious area is proposed and the project is a mill and overlay. 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.

Water Quality: Project does not include new impervious drainage areas greater than 1 acre. 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 NWI and Soil Survey.

Wildlife: The proposed project does not include endangered & threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas, wildlife travel corridors. No substantial adverse alteration or significant detrimental impact on a species food supply, security or reproductive cycle or the alteration or removal of a plant species will occur.

Performance Escrow: $4,500

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>Escrow: $2,000 + (5 ac x $500/acre) = $4,500</th>
<th>Receipt of escrows</th>
</tr>
</thead>
</table>

**RECOMMENDATION:** Approve with 1 Stipulation

**Stipulations:**

1. Receipt of escrows.