

**COON CREEK WATERSHED DISTRICT**  
**Request for Board Action**

**MEETING DATE:** February 12, 2024  
**AGENDA NUMBER:** 11  
**ITEM:** Blaine Crossing - My Salon

---

**AGENDA:** Permit

---

**BACKGROUND/DISCUSSION**

The purpose of this agenda item is for the Board to review, discuss, and consider approving Permit Application Number P-23-073 Blaine Crossing - My Salon.

**RECOMMENDATION**

To approve Permit Application Number P-23-073 with 3 conditions and 3 stipulations, as stated in the Application Review Report dated 2/08/2024.

**ATTACHED**

Application Review Report for Permit Application Number P-23-073

**Permit Application Review Report**  
**Date: 2/8/2024**

**Applicant/Landowner:**

M Realty co. (Kraus-Anderson Realty Co.)  
Attn: Bob Cunningham  
501 S. 8th Street  
Minneapolis, MN  
55404

**Project Name:** Blaine Crossing - My Salon

**Project PAN:** P-23-073

**Project Purpose:** Construction of a new commercial building, parking lot and stormwater infrastructure

**Project Location:** 113th Avenue NE and Ulysses Street NE, West middle lot area, 1351 113th Avenue NE, Blaine

**Site Size:** size of parcel - 0.71 acres; size of disturbed area - 0.68 acres; size of regulated impervious surface - 0.57

**Applicable District Rule(s):** Rule 2, Rule 3, Rule 4

---

**Recommendation:** Approve with 3 Conditions and 3 Stipulations

**Conditions to be Met Before Permit Issuance:**

Rule 2.7 – Procedural Requirements

1. Submittal of a performance escrow in the amount of \$2,340.00.

Rule 3.0 – Stormwater Management

2. Update the high-water levels for the regional basin listed on the existing and proposed drainage maps to be consistent with the latest HydroCAD modeling.
3. Provide proof of recording of a fully executed Operations and Maintenance Agreement for the perpetual inspection and maintenance of all proposed stormwater management practices after review and approval by the District.

**Stipulations:** The permit will be issued with the following stipulations as conditions of the permit. By accepting the permit, the applicant agrees to these stipulations:

1. If dewatering is required, provide DNR dewatering permit prior to construction. If a DNR permit is not required, provide well-field location, rates, discharge location, schedule and quantities prior to construction.
2. Completion of a post excavation (prior to rock placement) infiltration test on the Underground Infiltration Pipes by filling the basin to a minimum depth of 6 inches with water and monitoring the time necessary to drain, or multiple double ring infiltration tests to ASTM standards. The Coon Creek Watershed District shall be notified prior to the test to witness the results.

3. Submittal of as-builts for the stormwater management practices and associated structures listed in Tables 2 and 3, including volume, critical elevations and proof of installation for hydrodynamic separators.

**Exhibits:**

Exhibit Type	Exhibit Author	Signature Date	Received Date
Stormwater Management Plan	Loucks	01/11/2024	01/11/2024
Construction Plans	Loucks	01/11/2024	01/11/2024

**Findings**

**Description:** The project proposes the construction of a new commercial building, parking lot and associated stormwater treatment features. The project will construct onsite infiltration and utilize an existing regional pond. The project will create 0.56 acres of regulated impervious which ultimately drains toward County Ditch 41. See Figure 1: Site Plan (attached).

**Fees and Escrows (Rule 2.7):** The applicant has submitted a \$3,310.00 application fee and deposit which corresponds with the nonrefundable application fee (\$10), base fee for a Commercial/Industrial Development project of 0.71 acres (\$3,300.00). The applicant will be required to submit a performance escrow in the amount of \$2,340.00. This corresponds to a base escrow of \$2,000, plus an additional \$500/acre of disturbance (0.68 acres of land disturbance proposed).

**Stormwater Management (Rule 3.0):** Rule 3.0 applies to the proposed project because it includes land disturbing activities creating a cumulative total of 10,000 sf or more of new or fully reconstructed impervious surface.

The Hydrologic Soil Group (HSG) of soils on site are HSG B. Curve Numbers have been shifted down one classification to account for the impacts of grading on soil structure.

**Rate Control:** Peak stormwater flow rate at each point of site discharge does not increase from the pre-development condition for the 24-hour precipitation event with a return frequency of 2-, 10-, 100- years as shown in Table 1. The project will not impact Drainage Sensitive Use areas. The rate control standard is met.

Point of Discharge	2-year (cfs)		10-year (cfs)		25-year (cfs)		100-year (cfs)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
Adjacent St	0.23	0.24	0.93	0.81	1.59	1.34	2.96	2.39
Regional Pond	5.89	5.85	8.51	8.5	10.76	10.76	14.52	14.49

**Table 1.**

**Volume Control:**

The proposed project is new development; therefore, the volume reduction requirement is equal to 1.1 inches over the area of all impervious surface. The amount of proposed impervious required to be treated is 24,655 ft<sup>2</sup>. Drainage area 4-P includes impervious from an existing driveway which cannot feasibly be routed to stormwater treatment.

The applicant is proposing the Stormwater Management Practices (SMPs) described below:

Drainage Area	Impervious required to be treated (ft <sup>2</sup> )	Proposed SMP	TP Removal Factor	Required Water Quality Volume (ft <sup>3</sup> )	Water Quality Volume Provided (ft <sup>3</sup> )
113th Ave 4-P	472	None	-	39	0

Regional Pond 2-P*	5,098	Existing Pond	0.5	958	958
Infiltration Pipe 10-P	10,761	Infiltration Pipe	1	998	1660
Infiltration Pipe 5-P	8,324	Infiltration Pipe	1	758	801
<b>Totals:</b>	<b>24,655</b>			<b>2,276</b>	<b>2,940</b>

**Table 2.** \*As-builts not required for existing facility

The following pretreatment has been provided:

SMP ID	Pretreatment Device/Method	Percent TSS Removal
CB 7	Catch Basin Sump	94
CB 6	Catch Basin Sump	89
CB 4	Catch Basin Sump	92
MH 3	Catch Basin Sump	80
MH 1	Catch Basin Sump	87

**Table 3.**

Pretreatment is required to be designed such that the device provides removal of 80% TSS entering an infiltration or filtration Stormwater Management Practice. The proposed project meets pretreatment requirements as shown in Table 3.

The volume control standard has been met to the maximum extent practicable and the Water Quality Volume is met in aggregate as shown in Table 2.

Water Quality:

Stormwater treatment on site must remove at least 80% of the average annual post development TSS per discharge location. The following TSS removal has been provided:

Discharge Point	TSS Removal Provided
Adjacent St	0
Regional Pond	100

**Table 4.**

The TSS removal percentage is below 80% at the Adjacent St discharge point as shown in Table 4. However, this point only discharges runoff from the 4-P drainage area with 472 square feet of regulated impervious surface. With the small amount of impervious and the infeasibility of routing this runoff to an SMP, this is considered negligible and the TSS removal standard is met to the maximum extent practicable.

Discharges to Wetlands: Stormwater from the proposed project is not being discharged into any wetlands, therefore this section does not apply.

Landlocked Basins: The proposed drainage system does not outlet to a landlocked basin, therefore this section does not apply.

Low Floor Freeboard: The proposed project is new development which includes buildings and habitable structures. Therefore, SMPs must be designed such that the lowest basement floor elevations are at least 2 feet above the 100-yr high water level and 1 foot above the emergency overflow. The lowest basement floor elevation proposed is 905.5 MSL. The applicable 100-year high water levels are 903.9 and 903.85 MSL and the applicable emergency overflows are 904.4 and 903.5 MSL. The freeboard requirement is met.

Maintenance:

Access: Sufficient maintenance access has been provided on the plans for all stormwater management practices.

Easements: All required maintenance easements have been provided on the plans.

Maintenance Agreements: The proposed stormwater management practices will not be maintained as part of standard municipal public work activities. Therefore, a maintenance agreement that meets District standards will be required.

**Soils and Erosion Control (Rule 4.0)**

Rule 4.0 applies to the proposed project because it is a land disturbing activity that requires a permit under another District rule.

The proposed project drains to County Ditch 41. The soils affected by the project include Zimmerman and have a soil erodibility factor of 0.15 or greater. Disturbed areas are proposed to be stabilized within 7 days, as required. The proposed erosion and sediment control plan includes perimeter control, rock construction entrance and inlet protection. The erosion control plan meets District Requirements. See Figure 2: Erosion and Sediment Control Plan (attached).

**Wetlands (Rule 5.0)**

The proposed project does not include activities which result in the filling, draining, excavating, or otherwise altering the hydrology of a wetland. Rule 5.0 does not apply.

**Floodplain (Rule 6.0)**

The proposed project does not include land disturbing activities within the floodplain as mapped and modeled by the District. Rule 6.0 does not apply.

**Drainage, Bridges, Culverts, and Utility Crossings (Rule 7.0)**

The proposed project does not include land disturbing activities which construct, improve, repair, or alter the hydraulic characteristics of a bridge profile control or culvert structure on a creek, public ditch, or major watercourse. The proposed project does not include land disturbing activities which involve a pipeline or utility crossing of a creek, public ditch, or major watercourse.

The proposed project does not include land disturbing activities which construct, improve, repair or alter the hydraulic characteristics of a conveyance system that extends across two or more parcels of record not under common ownership and has a drainage area of 200 acres or greater. Rule 7.0 does not apply.

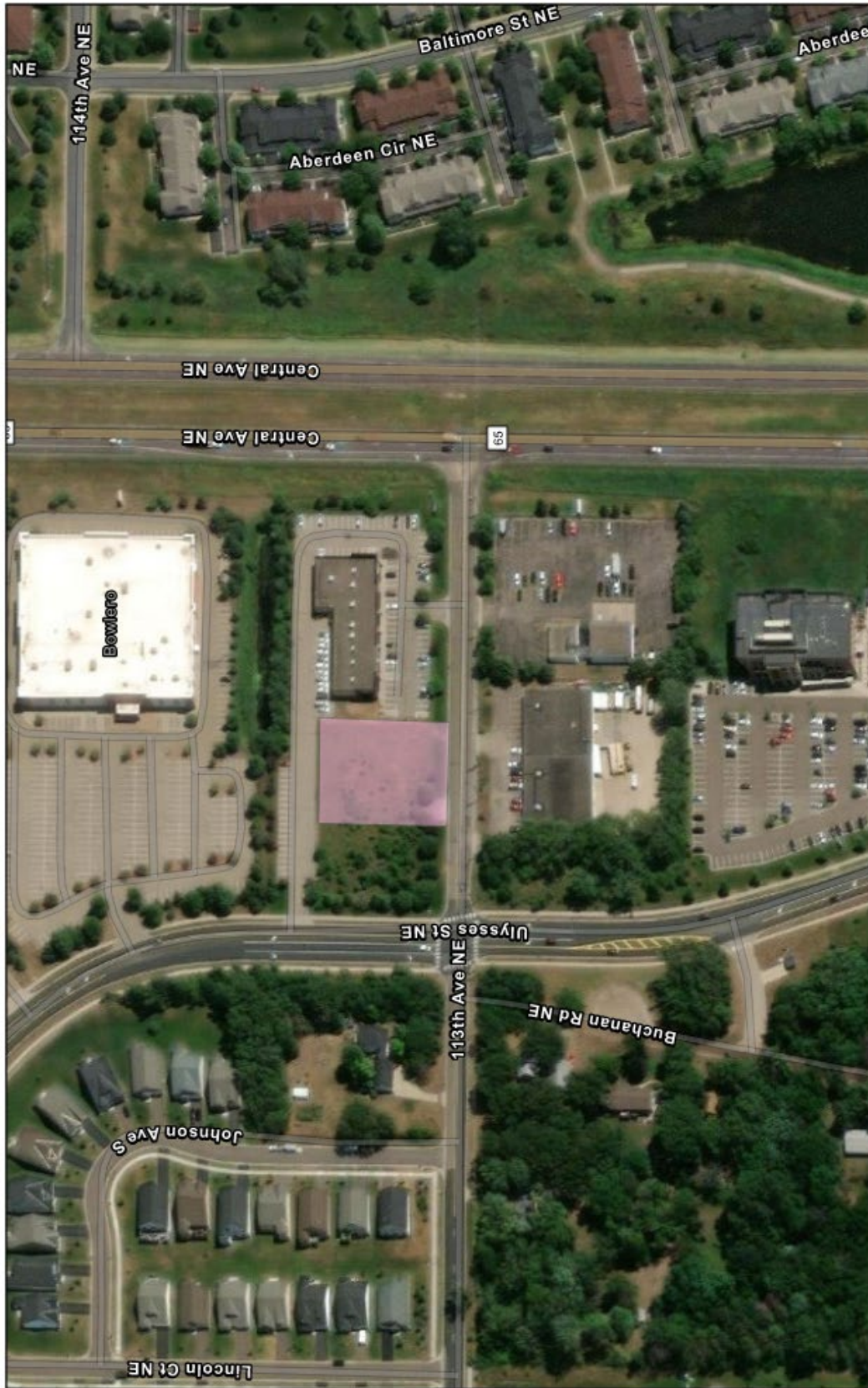
**Buffers (Rule 8.0)**

The proposed project does not include a land disturbing activity on land adjacent or directly contributing to a Public Water, Additional Waters, High or Outstanding Ecological Value Waters, a Public Ditch, or Impaired Waters/waters exceeding state water quality standards. Rule 8.0 does not apply.

**Variances (Rule 10.2)**

The proposed project does not request a variance from the District's rules, regulations, and policies. Rule 10.2 does not apply.

P-23-073



2/5/2024

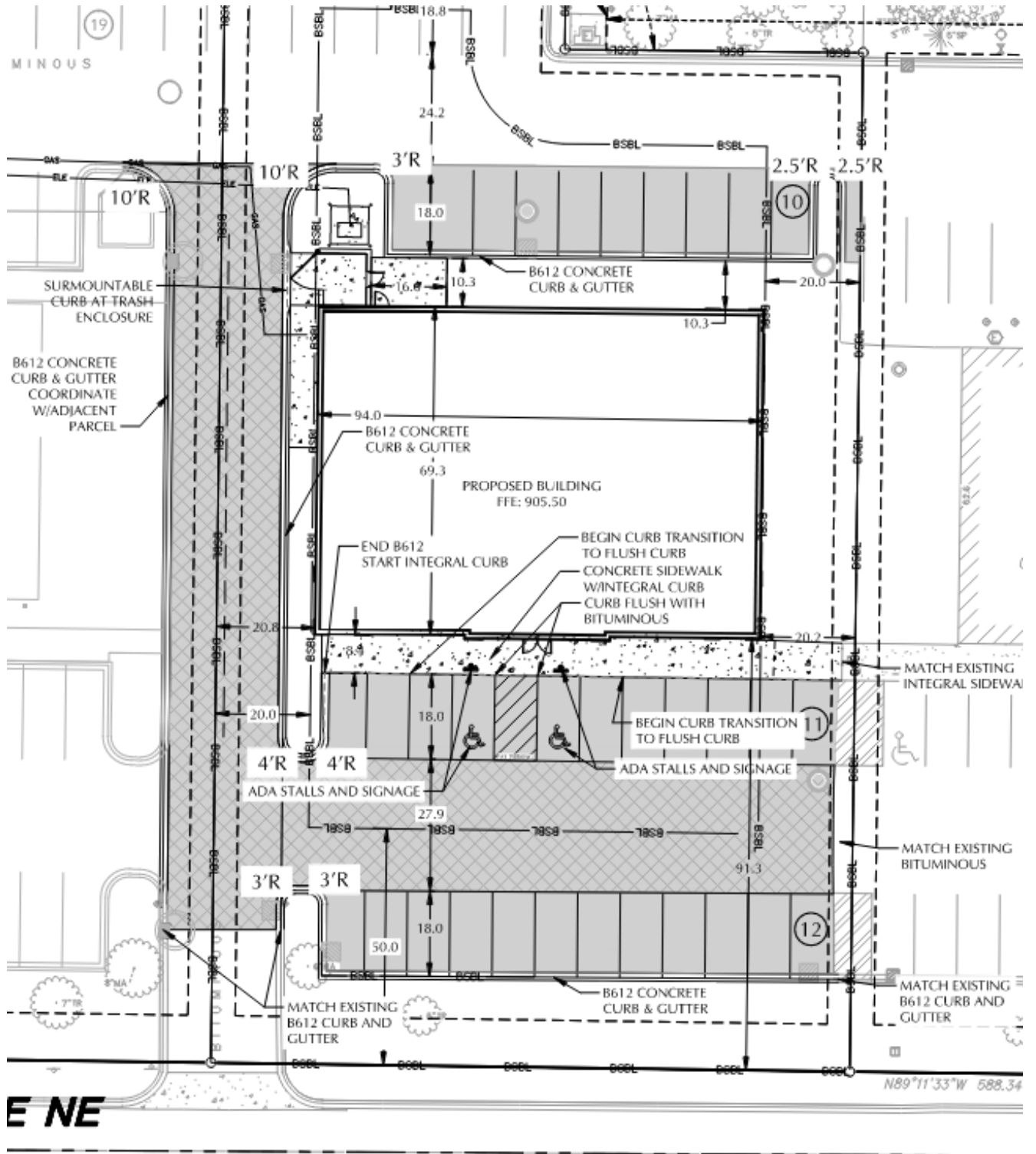


Figure 1: Site Plan

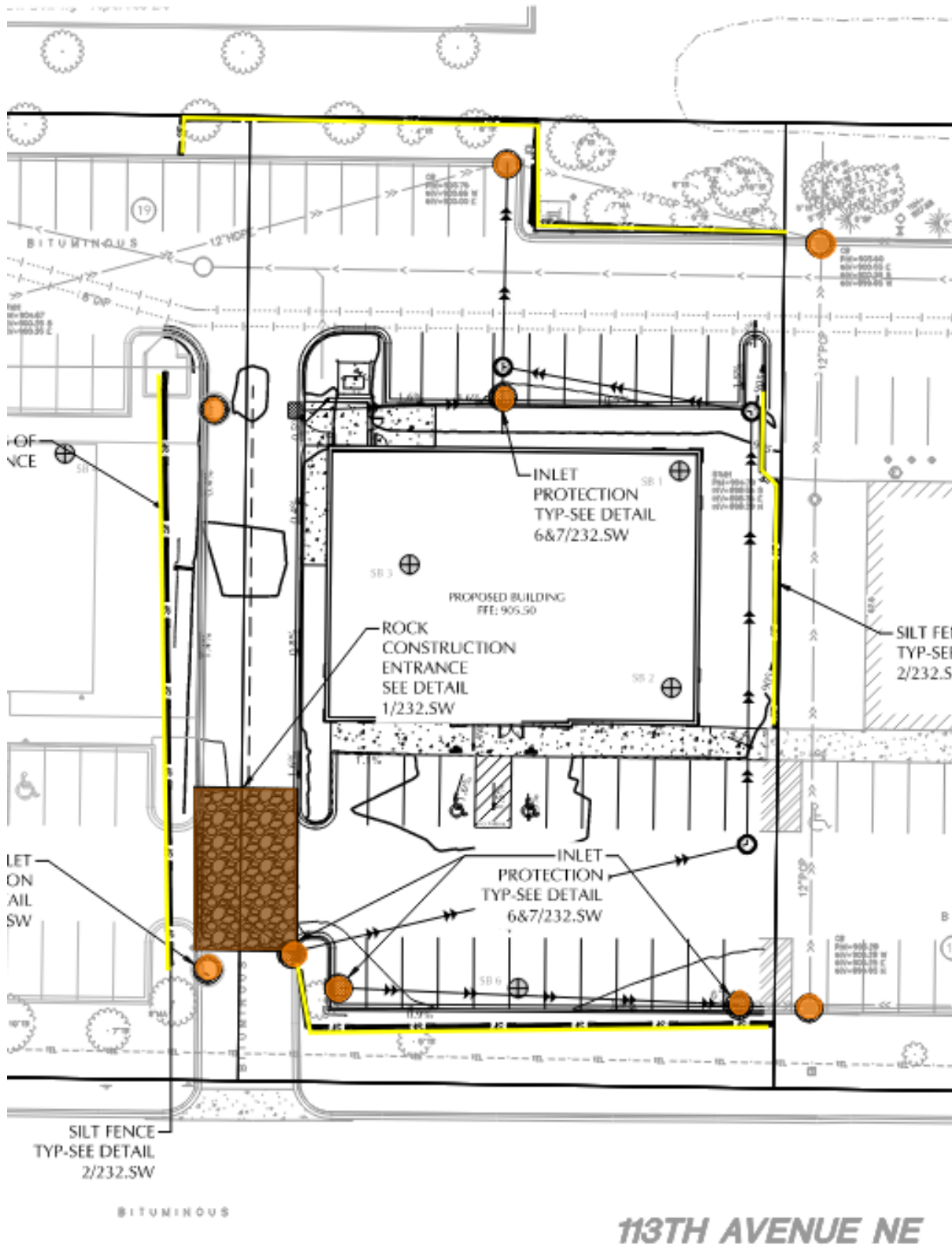


Figure 2: Erosion and Sediment Control Plan