COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: February 13, 2023
AGENDA NUMBER: 14
FILE NUMBER: P22-085
ITEM: Radisson Road Blaine Townhomes

RECOMMENDATION: Approve with 6 Conditions and 3 Stipulations

APPLICANT:

Allen & Dawn Willie
11967 Radisson Rd
Blaine MN 55449

Kevin & Michele Colbert
11985 Radisson Rd
Blaine MN 55449

PURPOSE: Construction of a townhome community with streets, parking, utilities and stormwater improvements

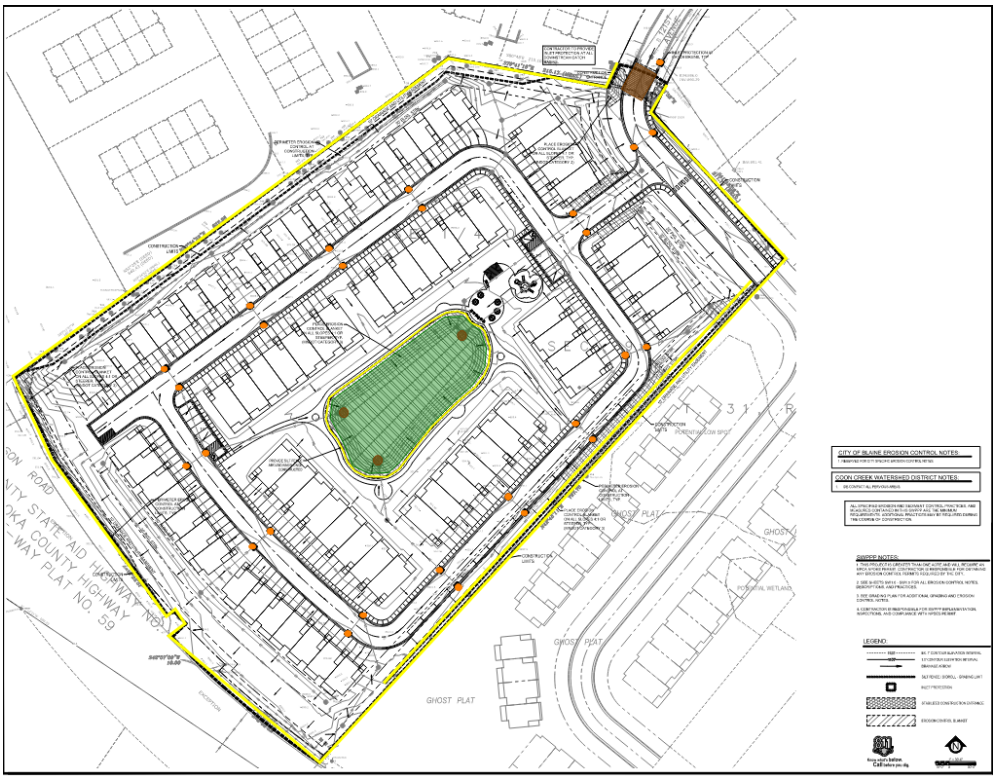
LOCATION: 11967 & 11985 Radisson Rd NE, Baine

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. Permit Application, dated 10/31/2022, received 11/09/2022.
2. Permit Application, dated 11/01/2022, received 11/09/2022.
3. Construction Plan set (21 sheets); by Civil Site Group, dated 1/20/2023, received 11/09/2022.
4. Stormwater Management Report; by Civil Site Group, dated 1/10/2023, received 1/10/2023.
5. Geotechnical Report; by Braun Intertec, dated 1/22/2021, received 11/21/2022.
6. Wetland Delineation Report: by Anderson, dated 11/12/2020, received 11/13/2020.
7. Wetland Replacement Plan; by Anderson, dated 1/25/2023, received 1/25/2023.



PREVIOUS ACTION TAKEN: This is a new application.

FINDINGS:
Pre-application Meeting: The project as submitted has not 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 Markey, Lino, Isanti, Rifle and Zimmerman.

- Stabilizing vegetation is not consistently proposed for disturbed areas within seven (7) days of rough grading.
- Soil stockpiles have not been proposed to be fitted with sediment-trapping measures to prevent soil loss and do not have a note to stabilize within seven (7) days of inactivity.
- 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 not pass through a sediment basin or other sediment trapping BMP with equal or greater storage capacity and is not required.
- 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 tracking 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.
- Details have been provided for ESC (riprap, perimeter control, concrete washout, inlet protection, etc.)

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

An assessment of risks to other water and related resources has not been conducted.

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

High Water Flooding: Information has been provided to substantiate low floor elevations. Low floor elevations meet the criteria for the City of Blaine; 2 ft above mottled, 2 ft above 100 yr.

Groundwater: Geotechnical information collected in January 2021 indicates long term (seasonally high) groundwater elevation is present at 4.5 to 12.5 feet below the surface. This corresponds to 894.3 to 889.5 feet.

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).

Historic Sites: The proposed project does not include sites of historic or archeological significance.

Local Planning & Zoning: The applicant has applied to the City. The City has completed the review of the plans. The City has no water resources issues or concerns with the project at this time.

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

Stormwater Treatment Practices	Number	Inspection & Maintenance Responsibility
Filtration Basin	1	Unknown
Catch Basin Sump	3	Unknown
Outlet Control Structure	1	Unknown

Inspection and maintenance of stormwater facilities will be the responsibility of unknown. 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 District's 1-inch infiltration requirement is not achieved. The stormwater management system utilizes the on-site stormwater management features and practices listed in the maintenance section. Project is within the City of Blaine which has adopted the MIDS performance standard. The 1.1-inch infiltration is not achieved. Calculations have been provided that illustrate the 1.1-inch filtration volume is available below the outlet.

Drainage sensitive uses do not exist downstream from the proposed site. The rate of post-development runoff from the site does exceed predevelopment rates. 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 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/stormwater basins are pretreated by a catch basin sump/water quality pond but may not be 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 not within one (1) mile of an Impaired Water.

There are new impervious or reconstructed 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 on April 29, 2020. The wetland boundary has been checked and approved on April 22,2021.

The wetland is not a DNR protected water.

The total proposed wetland impact is 0.56 acre. The impact is through fill in 1 location as shown below:

The de minimis is 2,500 sf (type 1 2, 6, 7, 8) or 400 sf (type 3, 4, 5). TEP members have been notified with a complete plan and have been requested to submit comments.
The project is not wetland dependent. The project is not exempt.

The applicant does need to contact the DNR area hydrologist and the Corps of Engineers.

Two or more 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.

1. The applicant suggests that avoidance is not reasonable because there is no alternative. No alternative exists because:
    1) The applicant has demonstrated that the activity will minimize wetland impacts through:
        a. modifying the size, scope, configuration, and density of the project

2. The applicant suggests that avoidance is not reasonable because sequencing flexibility applies citing that:
    1) The site where the wetland to be impacted has been degraded to the point where replacement of it would result in a certain gain in function and public value.
    2) The applicant suggests that avoidance is not reasonable because there is a compelling public need/interest. There is a compelling public need/interest because

a. the proposed wetland replacement is certain to provide equal or greater functions and public values to the District than the wetland to be impacted; and

Wetland Replacement Plan: A wetland replacement plan has been submitted. A replacement plan application has been submitted. The wetland replacement plan has been sent to TEP members for comment. Replacement is proposed to be through purchasing wetland credits at a ratio of 2:1. The credits will be purchased through wetland bank #1722. The TEP has not yet approved the wetland mitigation plan.

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: $ 6,250.00
Wetland Escrow: $ N/A
There are not ditch liens on the property.

ISSUES/CONCERNS:

ISSUE	**NEED**
Escrows: $2,000 + (8.5 ac * $500/ac = $6,250.00	1. Receipt of escrows.
Stormwater & Hydraulics: The applicant is not meeting the volume management requirement equivalent to infiltrating runoff from the first inch (1.1-inch) of precipitation. The applicant is utilizing filtration in lieu of infiltration due to high groundwater. Rate control is not met for the northern and southern discharge points. However, downstream impacts have been evaluated due to the increase in rates and no adverse impacts are anticipated.	No action required. No action required.
Soils & Erosion Control: District requires all stabilization vegetation be within seven (7) days of rough grading or inactivity.	2. Update all construction plan notes to stabilize vegetation and soil stockpiles within 7 days of rough grading or inactivity.

Water Quality: All discharges into wetlands/water quality basins are pretreated by a sediment sump manhole. However, it is unknown if the sumps are appropriately sized to meet District removal rates of 80% TSS.	3. Provide calculations and inputs to indicate sumps are appropriately sized to meet district removal rates of 80% TSS. SHSAM can be used with an OK110 particle size. A minimum of 4-foot depth is required to prevent resuspension.
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.
Wetlands: Wetland impacts are proposed.	5. Provide TEP approval of wetland replacement application and plan. 6. Provide proof of wetland credit purchase.

RECOMMENDATION: Approve with 6 Conditions and 3 Stipulations

Conditions:

1. Receipt of escrows.
2. Update all construction plan notes to stabilize vegetation and soil stockpiles within 7 days of rough grading or inactivity.
3. Provide calculations and inputs to indicate sumps are appropriately sized to meet district removal rates of 80% TSS. SHSAM can be used with an OK110 particle size. A minimum of 4-foot depth is required to prevent resuspension.
4. Provide an O&M Agreement that meets District requirements.
5. Provide TEP approval of wetland replacement application and plan.
6. Provide proof of wetland credit purchase.

Stipulations:

1. Submittal of as-builts for the following stormwater management practices, including volume, critical elevations and proof of installation for hydrodynamic separators:

Stormwater Treatment Practices	Number
Filtration Basin	1
Catch Basin Sumps	3
Outlet Control Structure	1

2. Completion of a post construction infiltration test on Filtration Basin 1 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. 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.