COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE:        July 8, 2013  
AGENDA NUMBER:       9            
FILE NUMBER:         13 - 022     
ITEM:               Deer Haven Hills 7th Addition

RECOMMENDATION:      Approve with 1 Stipulation

APPLICANT:           Plowe Engineering, Inc.  
                      6776 Lake Drive, Suite 110  
                      Lino Lakes, Minnesota 55014  
                      (651) 361-8210

PURPOSE:             Subdivision Development Project

LOCATION:            Near the corner of 149th Avenue NE and Naples Street NE in Ham Lake, Minnesota.
APPLICABILITY:
1. Any work within or adjacent to a Public Ditch within the Watershed District.
2. Any work in or adjacent to wetlands, lakes or water courses.
3. One or more cumulative acres of land disturbance.
4. The lands and water that have been, or may be covered by the regional flood.
5. Activities upstream from land that is dependent upon removal of water from the soil profile for their continued use (Drainage Sensitive Uses)
6. High water table, outwash and organic soils.
7. High infiltration soils.
8. Highly erodible soils.

EXHIBITS:
1. Site Narrative, Dated 06/11/13, Received 06/12/13
2. Irrigation Basins Plan, Dated 05/31/13, Received 06/10/13
3. Irrigation Basins Plan, Dated 06/12/13, Received 06/12/13
5. Temporary Ditch Grading Exhibit; Dated 6/26/2013; Received 6/26/2013
6. Grading Plan for Deer Haven Hills; Dated 6/26/2013; Received 6/26/2013
7. Civil Plan sheet C1 “infiltration Basins” Dated 6/25/2013; Received 6/26/2013

HISTORY & CONSIDERATIONS: This project was originally approved and permitted as a part of the Deer Haven Hills development. The approvals and permits for that project have since expired. The applicant has submitted updated plans addressing current CCWD Standards and Rules. This project was tabled by the Board at its June 28, 2013 meeting.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 11 and County Ditch 59. The trend in land use for this drainage area is toward open space and residential. There are flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage and retention.

Floodplain: There is no floodplain on the property according to FEMA. The District XP SWMM model predicts the 100-year elevation for the subwatersheds 1101, 1102, and 5916 at 889.2, 890.2, and 889.2 feet respectively. The total floodplain impact is 0 acre-feet, within the flood/fringeway. Compensatory storage is not needed.

The applicant is advised to run the 100-year elevation for interior ponds using the NOAA Atlas 14 information as shown in the following web link.
http://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=mn

Groundwater: Limited geotechnical information was provided. According to soil boring information provided on the grading plan, the highest mottled soil elevation is 894.2 feet at SB#5. The site does not include groundwater sensitive areas. Information has been
provided to substantiate low floor elevations. Low floor elevations meet the criteria for the Ham Lake (1 ft above mottled soil elevation, 1 ft above 100-year).

**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 provided for the storm water/infiltration ponds shown on the drainage plan. Property owners affected by changes in drainage have been notified and have acknowledged the changes proposed.

**Soils & Erosion Control:** Soils affected by the proposal are Lino, Isanti, Rifle, Markey and Zimmerman. Stabilizing vegetation is proposed for disturbed areas within seven days of rough grading. Adjacent properties are protected from sediment deposition. All wetlands, waterbodies, 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 meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. 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 down-stream 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:** Impaired waters are identified within 1 mile of the subject property. Project does 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.

**Wildlife:** The proposed project does not include endangered & threatened species, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas, wildlife travel corridors. The site does not include rare natural communities. 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.

**Wetlands:** Wetlands do exist on-site according to the NWI and Soil Survey. The site was mass graded as a part of the Deer Haven Hills project. The original application did not propose any wetland impacts. The only changes to the currently proposed plans relate to the CCWD infiltration standards and there are no additional wetland impacts proposed.
**Escrows:** Escrows have not been paid. $1500 + (30 acre *200/acre) = $7,500.00

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<td>Escrows: Escrows have not been paid. $1500 + (30 acre *200/acre) = $7,500.00</td>
<td>Performance Escrow: $1500 + (30 acre *200/acre) = $7,500.00</td>
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**CONCLUSIONS:** This project does meet District standards. Performance Escrows must be submitted prior to issuance of a Permit.

**RECOMMENDATION:** Approve with 1 Stipulation

**Stipulations:**
1. Receipt of escrows.