COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: September 10, 2012
AGENDA NUMBER: 10
FILE NUMBER: 06-104
ITEM: Cedar Estates

RECOMMENDATION: Approve with 1 Stipulation

APPLICANT: I.R. Properties
Attn: Jim Malvin
3954 Wildwood Drive
Ham Lake, MN 55304

PURPOSE: Subdivision of existing parcel into five residential lots

LOCATION: 3824 Crosstown Blvd NE, located in section 11 of Ham Lake, MN.
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

EXHIBITS:
Hydrology Calculations and Drainage Area Maps dated 07-25-06, received 07-28-06.
Wetland Delineation Report by Kjolhaug Environmental Services Company dated 07-18-06, received 07-25-06.
Response letter to CCWD by John Oliver and Associates, Inc. dated 08-30-06, received 09-05-06.
Preliminary Plat, Grading and Street Construction, and Livability Map and Chart by John Oliver and Associates, Inc. dated 08-18-06, received 08-31-06.
Stormwater management plan by John Oliver and Associates, Inc. dated 08-30-06, received 09-05-06.
Updated Hydrological Calculations addressing the 1” event. Dated 8-28-12, received 8-28-12

HISTORY & CONSIDERATIONS: This project was tabled with 10 stipulations at the 8/14/06 Board meeting. The project was approved at the September 23, 2006 Board meeting. The project did not take place and the applicant has applied under the original application and addressed the 1” volume reduction requirement.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 11. The trend in land use for this drainage area is toward residential and agriculture. There are flooding concerns downstream.

Floodplain: There is no floodplain on the property according to FEMA. The District model predicts the 100-year elevation for the subwatershed at 900.0 feet. There is no proposed impact within the floodplain. Compensatory storage is not needed.

Groundwater: Surficial ground water is present at an unknown elevation. The site does include groundwater sensitive areas. Information has been provided to substantiate low floor elevations. Low floor elevations meet the criteria for the City of 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 no approved local water plan.

Maintenance: The proposed project does not require a ditch maintenance easement or utility line crossings.
Soils & Erosion Control: Soils affected by the proposal are Isanti, Lino, and Zimmerman. Stabilizing vegetation is proposed for disturbed areas within two weeks of rough grading. All work adjacent to wetlands, waterbodies and water conveyance systems are protected from erosion. 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 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: Project does not include impervious drainage areas greater than 1 acre. All discharges into wetlands are pretreated by a sediment basin/water quality pond and are designed correctly. 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 or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or 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.

Wetlands: Wetlands exist on-site according to the 1987 Federal Manual, NWI and Soils Survey. Wetlands have been delineated. The wetland boundary has been checked. No wetland impacts are proposed.

Escrows: Escrows have not been paid.
Performance Escrow; $1500 + (10 acre *200/acre) = $3,500.00

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<th>ISSUES/CONCERNS</th>
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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. Performance Escrow; $3,500.00