COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: August 12, 2013
AGENDA NUMBER: 10
FILE NUMBER: 13 - 064
ITEM: Hennum Meadows South

RECOMMENDATION: Approve with 1 Stipulations

APPLICANT: Charles Plow
Plow Engineering
6775 Lake Drive NE Suite 110
Blaine, MN 55014

PURPOSE: Subdivision of an existing 4.35-acre wooded parcel into 12 single-family lots

LOCATION: Between Pleasure Creek Parkway East and Jackson Street NE in Blaine, MN
APPLICABILITY:
1. One or more cumulative acres of land disturbance.
2. High water table, outwash and organic soils.
3. High infiltration soils.
4. Highly erodible soils
5. Endangered, Threatened or Special concern species, elements of communities.

EXHIBITS:
1. Preliminary Plat by PLOWE Engineering, dated 7/12/2013, received 7/18/2013
2. Grading and Erosion Control Plan by PLOWE Engineering, dated 7/12/2013, received 7/18/2013
3. Preliminary Utility Plan by PLOWE Engineering, dated 7/12/2013, received 7/18/2013
4. Stormwater Pollution Prevention Plan by PLOWE Engineering, dated 7/12/2013, received 7/18/2013

HISTORY & CONSIDERATIONS: This project has not been reviewed by the Board. The project is tributary to a regional ponding system at the headwaters of Pleasure Creek.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to Pleasure Creek. The trend in land use for this drainage area is toward residential. There are no flooding concerns downstream.

Floodplain: There is no floodplain on the property according to FEMA. The District Atlas 14 model predicts the 100-year elevation; however, an XPSWMM model for Pleasure Creek drainage areas has not been completed. The total floodplain impact is 0 acre-feet, within the flood/fringeway. Compensatory storage is not needed.

Groundwater: Ground water is present at 893 feet. 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 City of Blaine (2 ft above mottled soil elevation)

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 pond shown on the drainage plan. Property owners affected by changes
in drainage have not been notified and have not acknowledged the changes proposed. A public hearing is scheduled for Tuesday August 13, 2013 with the City of Blaine Planning Commission.

**Soils & Erosion Control:** Soils affected by the proposal are Lino (LnA), Isanti (Iw), and Markey (Ma). Stabilizing vegetation is proposed for disturbed areas within two weeks of rough grading. Adjacent properties are protected from sediment deposition. The infiltration basins and water conveyance systems are also 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 receiving pond is part of the Pleasure Creek drainage system as is sized large enough to accommodate the rate of post development runoff.

**Water Quality:** 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 Soil Survey. Wetlands do not exist on site according to the NWI. Staff has visited the sites and there are no jurisdictional wetlands on site.

There are no proposed wetland impacts.

**Escrows:** Escrows have not been paid.

**Performance Escrow:**

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\text{Performance Escrow: } $1500 + (5 \text{ acres} \times 200/\text{acre}) = $2,500.00
\]

**CONCLUSIONS:** This project does meet District standards. Performance Escrows and Maintenance items must be submitted prior to issuance of a permit.
RECOMMENDATION: Approve with 1 Stipulations

Stipulations:
1. Receipt of escrows.