COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE:       June 24, 2013
AGENDA NUMBER:      10
FILE NUMBER:        13 - 051
ITEM:               Lake Life Estates

RECOMMENDATION:     Approve with 5 Stipulations

APPLICANT:          Lexington Sand, LLC
                    14551 Lake Drive
                    Forest Lake, MN 55025

PURPOSE:            Development of a two phase 9 parcel single family development

LOCATION:           Southeast quadrant of 155th Avenue and Lexington Ave in Ham Lake
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 infiltration soils.
7. Highly erodible soils
8. Excavation or filling or a combination of excavation and filling of sand or other excavation or fill material including the laying, repairing, replacing or enlarging of a culvert or an underground pipe or facility where it crosses a public ditch or waters of the state.

EXHIBITS:
1. Stormwater Management Plan, Carlson McCain, 5/10/13
2. Wetland Exhibit, Carlson McCain, 5/10/13
3. Construction, Grading and Drainage Plans, Carlson McCain, 5/10/13

HISTORY & CONSIDERATIONS: The proposed Lake Life Estates development is on a 78 acres site which was a sod farm which was then mined for sand up to 2012. County Ditch 44 (Coon Creek) intersects the property from a northeast to southwest direction. The abandoned mine pit has now filled to a water elevation 889.7. There is no direct outlet from the mine lake to County Ditch 44 (Coon Creek).

The proposed project looks to develop the remaining portions of the parcel for single family residential building sites. Stormwater from the site would be treated by either infiltration and/or stormwater basins before discharging into abandoned mine lake or County Ditch 44 (Coon Creek).

FINDINGS:
Ditches and Drainage: There is a public ditch on the property. The ditch is County Ditch 44. The ditch has been inspected. There are approximately 600 acres of existing agricultural land affected by this ditch. The project site is tributary to County Ditch 44. The trend in land use for this drainage area is toward residential, and agricultural. Alternatives to additional drainage considered and reviewed include storage, retention, wetland conservation.

Floodplain: There is floodplain on the property according to FEMA. The District Atlas 14 model predicts the 100-year elevation for the subwatershed at 896.1 feet. The 100-year elevation based on TP-40 is 895.2. The total floodplain impact has yet to be determined, within the flood/fringeway. Compensatory storage is provided.

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.
Groundwater: Surficial ground water is present at 893.5 feet. The site does 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 include a ditch maintenance easement or utility line crossings. A drainage and utility easement is not provided for the storm water/infiltration ponds shown on the drainage plan. It is unknown if property owners affected by changes in drainage have been notified and have acknowledged the changes proposed. A public hearing will be scheduled with the City prior to preliminary plat approval.

Soils & Erosion Control: Soils affected by the proposal are Ma Marky, Iw Isanti, Rf Riffle, and ZmB Zimmerman. Stabilizing vegetation is proposed for disturbed areas within two weeks of rough grading. Adjacent properties are protected from sediment deposition. All wetlands, waterbodies, ponds, infiltration basins and water conveyance systems are not 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 exist downstream 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 include new 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 do exist on-site according to the NWI or Soil Survey. The site was mass graded as a part of the Emily’s Waters Sand mine project. There are no jurisdictional wetlands on the area identified for phase 1.

There are no proposed wetland impacts.

**Escrows:** Escrows have not been paid. $1500 + (12 acre *200/acre) = $3,900.00

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<th>ISSUES/CONCERNS</th>
<th>Needs</th>
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<td><strong>Escrows:</strong> Escrows have not been paid.</td>
<td>Performance Escrow: $1500 + (12 acre *200/acre) = $3,900.00</td>
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<td><strong>Maintenance:</strong> It is unknown if property owners affected by changes in drainage have been notified and have acknowledged the changes proposed.</td>
<td>The applicant must provide proof that property owners affected by changes in drainage have been notified and have acknowledged the changes proposed.</td>
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<td><strong>Soils &amp; Erosion Control:</strong> All wetlands, waterbodies, ponds, infiltration basins and water conveyance systems are not protected from erosion and sedimentation.</td>
<td>Provide rip rap at pond 3 inlet (to the pond bottom) and outlet. Provide silt fence above the NWL of Pond 3 or erosion control blanket the banks of the pond upon completion of grading.</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 5 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Any future phases on the southern portion of the property will need additional review and permitting prior to construction activities.
3. The applicant must provide proof that property owners affected by changes in drainage have been notified and have acknowledged the changes proposed.
4. Provide rip rap at pond 3 inlet and outlet.
5. Provide silt fence above the NWL of Pond 3 or erosion control blanket the banks of the pond upon completion of grading.