COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: August 25, 2014
AGENDA NUMBER: 10
FILE NUMBER: 14 - 097
ITEM: Sarah Jean Estates

RECOMMENDATION: Table with 10 Stipulations

APPLICANT: Summit Land Development
3023 104th Ln NE
Blaine MN 55449

PURPOSE: Residential Subdivision

LOCATION: Intersection of 127th Avenue NE and Harpers Street NE
Blaine, MN.
APPLICABILITY:
1. One or more cumulative acres of land disturbance.
2. Endangered, Threatened or Special concern species, elements of communities.

EXHIBITS:
3. Large, 22” x 34”, plan set consisting of a utility plans, landscape plan, details and, SWPP plans; Dated 8/8/2014, received 8/8/2014.

HISTORY & CONSIDERATIONS:
This project includes the subdivision of an existing, single, residential parcel into 14 single-family lots.

No on-site borings are available. A soils report for the general residential area around Harpers Street, NE, north of County Road 14 was on-file at CCWD and will be used to extrapolate soil conditions onsite. The report, prepared by Braun Intertec and dated May 20, 2005, examined eight (8) soil borings collected over approximately 75 acres. The logs consistently showed topsoil (approximately one foot thickness) over poorly graded sand (SP) and poorly graded sandy with silt (SP-SM) with a groundwater elevation ranging from 891.5 to 895.0 (Stormwater Drainage Report, August 2014).

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 13. The trend in land use for this drainage area is toward open space and 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 for the subwatershed at 896.7 (NAVD 88) feet nearest to the site on CD 59-7. However, the ditch is a ways from the project site.

Groundwater: It is unclear if the ground water information is sufficient. The site does not include groundwater sensitive areas. Information has not been provided to substantiate low floor elevations. It is unknown whether or not the low floor elevations meet the criteria for the City of Blaine (2 ft above mottled soil elevation, 2 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 need to include a ditch maintenance easement or utility line crossings. A drainage and utility easement is not 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.

**Soils & Erosion Control:** Soils affected by the proposal are 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 not 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 downstream from the proposed site. It is not clear whether the rate of post development runoff from the site exceeds predevelopment rates in the provided tables, or rates which would interfere with sensitive downstream land uses.

**Water Quality:** Project does not 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.

**Wetlands:** Wetlands do not exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey.

**Wildlife:** The proposed project includes the threatened Blanding’s Turtle (*Emydoidea blandingii*). Measures to avoid and minimize impacts to the threatened species should be implemented.

**Performance Escrow:** $4,500.00

**ISSUES/CONCERNS:**

| General: Coon Creek Watershed District requires elevations to be shown in the NAVD 88 datum. Note on the drawings that all elevations are in NAVD 88 datum and update elevations if required. Make sure that all modeling references the NAVD 88 datum and that it matches what is on the plan. | 1. Note on the drawings that all elevations are in NAVD 88 datum and update elevations if required. |
| **Groundwater:** Sufficient information has not been provided to show that the referenced, off-site, soil borings are close enough in proximity and provide sufficient resolution to extrapolate the groundwater elevations assumed for this project. | 2. Provide a map of the referenced soil boring locations and include a copy of the boring logs to substantiate groundwater and verify that low floor elevations meet the criteria for the City of Blaine (2 ft above mottled soil elevation, 2 ft above 100-year) |
| **Maintenance:** A drainage and utility easement is not provided for the storm water/infiltration pond shown on the drainage plan. | 3. Show a drainage and utility easement around the proposed pond. |
| Property owners affected by changes in drainage have not been notified and have not acknowledged the changes proposed. | 4. Provide additional detail and clarification on the proposed Emergency Overflow on the West end of the southern low area/swale. |
| **Soils & Erosion Control:** Infiltration basins are not protected from erosion and sedimentation during construction. After initial grading the District requires that infiltration basins be completely surrounded by erosion control measures to prevent the basin from clogging. | 5. After initial grading completely surrounded the proposed basins with erosion control measures to prevent the basin from clogging. |
| **Stormwater & Hydraulics:** The applicant is not meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation for the perpetuity of the proposed build out condition. Volume management needs to be accounted for on site and it needs to be a permanent feature. All projects in the Coon Creek Watershed District must meet this requirement. If applicants cannot meet this requirement due to site constraints in its entirety, they must meet it to the greatest extent practical and explain why it cannot be met. | 6. Provide clarification on why a portion of the proposed condition model for this development is identical to an existing conditions model for the Harper’s Grove Second Addition model. |
| It is unclear if the rate of post development runoff from the site exceeds | 7. Revise the design so that the site is meeting the volume management |
predevelopment rates, or rates which would interfere with sensitive downstream land uses. The delineation and labeling of the proposed drainage sub watersheds do not correlate with the labels in the model. It was noticed that a portion of the proposed condition model for this development is identical to an existing conditions model for the Harper’s Grove Second Addition model.

The emergency overflow on the backyard swale show on the drawing is less than a foot difference from the lowest entry elevation on the drawings. An EOF needs to be provided for the swale that is 1 foot lower than the lowest opening of adjacent building. The EOF should be designed with appropriate protection form erosion.

Wildlife: The proposed project includes the threatened Blanding’s Turtle (*Emydoidea blandingii*).

Escrows: $2,000 + (5 ac * $500/ac) = $4,500.00

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<thead>
<tr>
<th>Stipulations</th>
<th>8. Provide an emergency over flow to the low area behind the houses to the south that is 1 foot less than the low floor entry.</th>
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<tr>
<td>1. Receipt of escrows.</td>
<td>9. Implement measures to avoid and minimize impacts to the threatened species.</td>
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<td>2. After initial grading completely surrounded the proposed basins with erosion control measures to prevent the basin from clogging.</td>
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<td>3. Provide a map of the referenced soil boring locations and include a copy of the boring logs.</td>
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<td>5. Show a drainage and utility easement around the proposed pond.</td>
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<td>7. Revise the design so that the site is meeting the volume management requirement equivalent to infiltrating, onsite, runoff from the first inch of precipitation. Using the temporary pond as volume management when there is a possibility that the pond is abandoned and built over is not acceptable. The infiltration practice must be permanent.</td>
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**RECOMMENDATION:** Table with 10 Stipulations
8. Provide a proposed drainage area sub watershed map that matches the naming convention used in the model.
9. Provide clarification on why a portion of the proposed condition model for this development is identical to an existing conditions model for the Harper’s Grove Second Addition model.
10. Implement measures to avoid and minimize impacts to the threatened species.