COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: July 27, 2015
AGENDA NUMBER: 10
FILE NUMBER: 15-082
ITEM: Preserve at Legacy Creek 3rd Addition, utilities

RECOMMENDATION: Approve with 1 stipulation

APPLICANT: Ryland Homes
Attn: Mark Sonstegard
7599 Anagram Dr
Eden Prairie MN 55344

PURPOSE: Preserve at Legacy Creek 3rd Addition, utilities

LOCATION: Northwest quadrant of Main Street (Hwy 14) and Legacy Creek Parkway, Blaine, MN
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.
9. 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. Preserve at Legacy Creek Grading, Drainage & Erosion Control Construction plans and SWPPP Plans (17 sheets), Revision 4, dated 01/15/2014, received 7/1/2015.
2. Preserve at Legacy Creek 2nd Addition Sanitary Sewer, Water Main, Storm Sewer and Streets Construction Plans (9 sheets), Revision 2, dated 9/19/2014, received 7/1/2015.

HISTORY & CONSIDERATIONS:
Project is part of the Legacy Creek project permit numbers 07-010, 11-041 and 14-156. The regional pond and grading have already been completed for this site. Utilit y installation is being proposed for this permit.

FINDINGS:
Ditches and Drainage: There is a public ditch on the property. The ditch is County Ditch 59-7. The ditch was inspected in 2012. The trend in land use for this drainage area is toward open-space, agriculture and residential. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage, retention, and wetland conservation. Portions of the public ditch were last repaired in 2005. The ditch was rerouted in this area with the starting and ending points unchanged.

Floodplain: There is no floodplain on the property according to FEMA. The District model predicts the 100-year elevation for the subwatershed at 895.7 feet. The total floodplain impact is zero acre-feet, within the flood. Compensatory storage is not needed.

Groundwater: Ground water is present between 889 and 899 feet. The site does include groundwater sensitive areas. Information has been provided to substantiate low floor
elevations. Low floor elevations do 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 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 Markey, Lino, Isanti and 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 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 to the extent practicable. 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.

**Wetlands:** There are wetlands on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. The wetland work was completed as part of the Preserve at Legacy Creek permit #1397.

**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.

**Performance Escrow:** $6,795.00
**ISSUES/CONCERNS:**

| Escrows: $2,000 + (9.59 ac * $500/ac) = $6,795.00 | 1. Receipt of escrows. |

**RECOMMENDATION:** Approve with 1 Stipulation

**Stipulation:**

1. Receipt of escrows.