COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: May, 28 2013
AGENDA NUMBER: 11
FILE NUMBER: 05-114
ITEM: Deacon’s Forest 4th Addition

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: TJB Development Company
9100 Baltimore Street NE, Suite 102
Blaine, MN 55449

PURPOSE: Development of 9.4 acres for residential use.

LOCATION: North of Deacon’s Forest 3rd Addition in Section 9, Blaine, MN
APPLICABILITY:
1. One or more cumulative acres of land disturbance.
2. 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:
4. Geotechnical report by Interstate Geotechnical Engineering, Inc. dated 6-25-09, received 6-30-09.
5. Signed and dated letters from the three adjacent property owners which have grading taking place on their property, received 7/9/09, 7/27/09, and 7/27/09 respectively.

HISTORY & CONSIDERATIONS: This project was previously approved at the October 10, 2005 Board Meeting then approved again at the June 8, 2009 Board Meeting. Permit #1176 was issued on March 29, 2007. Permit #1176 was extended through June 14, 2012. That permit has since expired and the applicant has come in for additional approvals.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 41-4. The trend in land use for this drainage area is toward residential and commercial use. There are no 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 892.3 feet. The total floodplain impact is 0 acre-feet, within the flood/fringeway. Compensatory storage is not needed.

Groundwater: Soil borings for Deacon’s Forest 1st Addition show that surficial ground water is present at a minimum of 4.7 ft below the ground surface. The closest boring location is approximately 300-500 feet from proposed full basements. 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 Blain (2 ft above mottled, 2 ft above 100 yr).

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 not provided for the storm water pond shown on the drainage plan. Property owners affected by changes in drainage have been notified and acknowledge the changes proposed.

Soils & Erosion Control: Soils affected by the proposal are Isanti, Rifle and Zimmerman. Stabilizing vegetation is proposed for disturbed areas within two weeks of rough grading. Not all 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 practical. 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 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 not exist on-site according to the NWI or Soil Survey. The site was mass graded as a part of the North Central Commons project. There are no jurisdictional wetlands on site.

There are no proposed wetland impacts.

Escrows: Escrows have been paid.
Performance Escrow: $1,500 + ($200 * 9.4 acres) = $3,380.00
**ISSUES/CONCERNS**

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<th>Soils &amp; Erosion Control: Infiltration basins are protected from erosion and sedimentation during construction. However, the silt fence between the proposed houses and stormwater pond should be extended along the property line adjacent properties to the south.</th>
<th>Needs</th>
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<td>Before grading, the silt fence between the proposed houses and the stormwater pond must be extended to Owatonna St. N.E. along the property line to protect adjacent properties to the south.</td>
<td>Provide a note on the grading plan or the erosion control plan that rough graded areas will be stabilized within 14 days.</td>
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**CONCLUSIONS:** This project does meet District standards. Soils & Erosion Control items must be submitted prior to issuance of a Permit.

**RECOMMENDATION:** Approve with 2 Stipulations

**Stipulations:**
1. Before grading, the silt fence between the proposed houses and the stormwater pond must be extended to Owatonna St. N.E. along the property line to protect adjacent properties to the south.
2. Provide a note on the grading plan or the erosion control plan that rough graded areas will be stabilized within 14 days.