COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: May 12, 2014
AGENDA NUMBER: 11
FILE NUMBER: 14 - 055
ITEM: Legacy Creek 3rd & 4th Addition

RECOMMENDATION: Approve with 1 Stipulation

APPLICANT: Patrick Hiller
Source Construction Capital
18215 45th Ave Ne, Ste D
Plymouth MN 55446

PURPOSE: Proposed 3rd and 4th additions of the Legacy Creek development

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. Activities upstream from land that is dependent upon removal of water from the soil profile for their continued use (Drainage Sensitive Uses).
5. High water table, outwash and organic soils.
6. High infiltration soils.
7. Highly erodible soils.

EXHIBITS:
1. Legacy Creek 3rd Addition Grading, Drainage, & Erosion Control Construction Plans (5 sheets), Revision 4, dated 01/06/2014, received 4/25/2014.
2. Legacy Creek 4th Addition Plat (1 sheet), not dated, received 4/25/2014.

HISTORY & CONSIDERATIONS:
This development is part of the Legacy Creek Subdivision which has regional ponding. Rate control, volume control, and water quality are covered by the regional pond.

These exhibits are resubmittals of the previous permit application:

13-108 Legacy Creek 3rd Addition – Meeting Date 9-23-2013

ISSUES/CONCERNS:

Stormwater & Hydraulics: The applicant is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation.

Soils & Erosion Control: The district requires that stabilizing vegetation be established for all rough grading within 14 days.

RECOMMENDATION: Approve with 2 Stipulations

Stipulations:
1. Receipt of escrows.
2. Provide statement on grading plan that stabilizing vegetation will be established within 14 days for all rough grading

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 59-7. The trend in land use for this drainage area is residential. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage.
**Floodplain:** There is no floodplain on the property according to FEMA. The 100-year Atlas 14 elevation for this development is 899.8 as predicted for the pond south of Main St. NE. This elevation is referenced to the NGVD 1929 datum. The conversion from NGVD 29 to NAVD 88 is +0.2 ft. Therefore, the 100-year elevation as referenced to the NAVD 88 datum is 900.0.

**Groundwater:** Ground water is present at 889 to 896 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 drainage and utility easements were provided as part of the Legacy Creek Subdivision.

**Soils & Erosion Control:** Soils affected by the proposal are 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, water bodies, 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. Stormwater leaving the site is discharged into a well-defined receiving channel or pipe and routed to a public drainage system. Drainage sensitive uses 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 no wetlands on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey.
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: $3,500

RECOMMENDATION: Approve with 1 Stipulations

Stipulations:
1. Receipt of escrows.