COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: November 12, 2013
AGENDA NUMBER: 11
FILE NUMBER: 13 - 009
ITEM: Marquest Meadows West

RECOMMENDATION: Approve

APPLICANT: Shadetree Construction
Mark Strandlund
23035 Ulysses St
East Bethel MN 55005

PURPOSE: Construction of 10 lots on 5.3 acres

LOCATION: 115th and Jefferson, Blaine MN
APPLICABILITY:
   1. Any work within or adjacent to a Public Ditch within the Watershed District.
   2. One or more cumulative acres of land disturbance.

EXHIBITS:
   1. Stormwater Drainage Report, Revised 8/7/2013, Received 8/8/2013
   2. Plan Sheets C1 and C2.1, Dated 8/7/2013, Received 8/8/2013
   3. Plan Sheets C2.2, C3, C4, C5 and C6, Dated 4/12/2013, Received 8/8/2013

HISTORY & CONSIDERATIONS: This application was tabled by the Board at the August 26, 2013 meeting with 2 stipulations

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 41 (Sand Creek). The trend in land use for this drainage area is toward 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 891.3 feet. The total floodplain impact is 0 acre-feet, within the flood/fringeway. Compensatory storage is not needed.

Groundwater: Groundwater ground water is present on the site at 6 feet (889.2), 17 feet (883.2), and 9 feet (885.4) for sample sites 1, 2, and 3 respectively according to the soil boring report. The site does not include groundwater sensitive areas. Information has been provided to substantiate low floor elevations. 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 include a ditch maintenance easement or utility line crossings. A drainage and utility easement is provided for the storm water/infiltration pond 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. It is unknown if permission has been granted by adjacent property owners for grading which is proposed off of the applicant’s property.

Soils & Erosion Control: Soils affected by the proposal are Sartell, Lino, and Isanti. Stabilizing vegetation is proposed for disturbed areas within two weeks of rough grading. Adjacent properties are protected from sediment deposition. 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. A portion of the pipe to be constructed for the system is off of the owner’s property. Drainage sensitive uses do not 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 not 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.

**RECOMMENDATION:** Approve with 1 Stipulation

**Stipulations:**

1. A meeting will be held with the applicant, the City of Blaine, the District and property owner on Lot 20, Creekside Addition to discuss the condition of the Creekside pond and the routine maintenance schedule.