COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: August 24, 2015
AGENDA NUMBER: 11
FILE NUMBER: 15 - 103
ITEM: Red Fox Hollow

RECOMMENDATION: Table with 6 Stipulations

APPLICANT: Property Revolutions Nine, LLC
11781 194th Ave NW
Elk River MN 55330

PURPOSE: 12 single-family lot subdivision

LOCATION: East of Lexington at 136th Ave NE, Ham Lake
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. Appropriation and use of groundwater.
6. High water table, outwash and organic soils.
7. High infiltration soils.
8. Highly erodible soils
9. Endangered, Threatened or Special concern species, elements of communities.

EXHIBITS: 
4. Wetland Delineation by Jacobson Environmental, PLLC, dated 7/8/15, received 7/9/15

HISTORY & CONSIDERATIONS: 
This item has not been before the CCWD Board.

FINDINGS: 
Ditches and Drainage: There is a public ditch on the property. The ditch is County Ditch 44-7. The ditch has not been inspected. There are approximately 200 acres of existing agricultural land affected by this ditch. There are flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage, retention. Sections of the public ditch were last repaired in 1988. The ditch is scheduled for inspection in 2016.

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 896.2 feet. The total floodplain impact is 0 acre-feet. Compensatory storage is not needed.

Groundwater: Surficial ground water is present at 890 feet. The site does not include groundwater sensitive areas. Information has been provided to substantiate low floor elevations. Low floor elevations do not meet the criteria for the City of Ham Lake (1 ft above mottled soil elevation, 1 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. It is unknown if 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 Lino, Isanti, Rifle 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 not protected from erosion and sedimentation. Project site is greater than 1 acre; an NPDES permit is required.

**Stormwater & Hydraulics:** It is unclear if 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 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:** Wetlands do exist on-site according to the 1987 Federal manual, NWI, PWI, and Soil Survey. The delineation has been reviewed by the TEP but not approved. The TEP is waiting for a revised delineation report.

**Wildlife:** The proposed project may include the threatened Black Huckleberry (*Gaylussacia baccata*). The applicant must contact the DNR to have a DNR Natural Heritage Information System (NHIS) data review completed to determine if any records of state-protected species may be located within the boundary of this project. If the review determines that rare species may be impacted, avoidance recommendations or instructions on subsequent procedure and protocols for survey requirements will be provided. The purpose of the survey would be to reduce the likelihood of an inadvertent takings and, if needed, to inform the takings permit process.

**Performance Escrow:** $7,750.00
**ISSUES/CONCERNS:**

<p>| Groundwater: Low floor elevations do not meet the criteria for the City of Ham Lake (1 ft above mottled soil elevation, 1 ft above 100-year) for Lots 1, 5 and 8 on Block 1. Lot 1 should have a low floor at least 1 foot above boring #72 at 899.4’. Lowest floor noted on erosion control plan for Lot 5 is 901.1’ but mottled soils are at 900.7. For Lot 8, LF is noted as 901.7 on erosion control plan but mottled soils are at 901.1’. | 1. Low floor elevations do not meet City criteria for Lots 1, 5 and 8, Block 1. |
| Maintenance: It is unknown if property owners affected by changes in drainage have been notified and have acknowledged the changes proposed. | 2. Provide confirmation that adjacent property owners have been notified and have acknowledged the changes proposed. |
| Soils &amp; Erosion Control: All wetlands, waterbodies, ponds, infiltration basins and water conveyance systems are not protected from erosion and sedimentation. | 3. After rough grading, completely surround infiltration/filtration basins with erosion control measures to prevent compaction during construction activities. |
| Stormwater &amp; Hydraulics: It is unclear if the applicant is meeting the volume management requirement equivalent to infiltrating/filtering runoff from the first inch of precipitation. Locations of curb cuts are not called out on grading plan. | 4. Curb cut locations and grading directing drainage into bio-filtration areas from curb cuts need to be shown on grading plan. |
| Elevations for bio-filtration areas A and B are not consistent between grading plan and HydroCAD model. Outlets shown on grading plans for bio-filtration areas are listed as pipes but modeled as overflow weirs. If drain tile is being utilized as outlet, HydroCAD model should have pipes as outlets with elevations consistent with drain tile pipes on grading plan. If outlets for filtration areas are weirs, then they need to be shown on grading plan. | 5. Provide consistent information between HydroCAD model and plan set: a. regarding elevations for bio-filtration areas A and B b. outlet structures for bio-filtration basins. |</p>
<table>
<thead>
<tr>
<th>Soils &amp; Erosion Control:</th>
<th>6. After initial grading completely surrounded the proposed infiltration basins with erosion control measures to prevent the basin from clogging.</th>
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<tbody>
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<td>Soils &amp; Erosion Control:</td>
<td>Infiltration basins are not protected from erosion and sedimentation during construction. After initial grading the District requires that infiltration basins and bio-filtration basins be completely surrounded by erosion control measures to prevent the basin from clogging.</td>
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<td>Escrows:</td>
<td>$2,000 + (11.50 ac * $500/ac) = $7,750.00</td>
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**RECOMMENDATION:** Table with 9 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Provide confirmation that adjacent property owners have been notified and have acknowledged the changes proposed.
3. Low floor elevations do not meet City criteria for Lots 1, 5 and 8, Block 1.
4. Curb cut locations and grading directing drainage into bio-filtration areas from curb cuts need to be shown on grading plan.
5. After initial grading completely surrounded the proposed infiltration basins with erosion control measures to prevent the basin from clogging.
6. After rough grading, completely surround infiltration/filtration basins with erosion control measures to prevent compaction during construction activities.
7. Provide consistent information between HydroCAD model and plan set:
   a. regarding elevations for bio-filtration areas A and B
   b. outlet structures for bio-filtration basins.
8. TEP approval of the wetland delineation report.
9. The applicant must contact the DNR to have a DNR Natural Heritage Information System (NHIS) data review completed to determine if any records of state-protected species may be located within the boundary of this project.