COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: March 23, 2015
AGENDA NUMBER: 11
FILE NUMBER: 15-014
ITEM: Willowfield Development

RECOMMENDATION: Approve with 1 Stipulation

APPLICANT: Harpers Street Woods, LLC
14015 Sunfish Lake Blvd., Suite 400
Ramsey, MN 55303

PURPOSE: Develop an empty lot in Blaine, MN

LOCATION: The open lot between Harpers St. NE and Jamestown St. NE (running N/S) and 129th Ave NE and 128th Ave NE.
APPLICABILITY:
1. One or more cumulative acres of land disturbance.
2. Endangered, Threatened or Special concern species, elements of communities.

EXHIBITS:
1. Soil Boring Log, by Braun Interec, dated 01/05/14, recd. 1/14/15.
2. Grading, Drainage, and Erosion Control Plan, by E.G. Rud & Sons, Inc., dated 01/09/15, recd. 01/14/15.
3. Willowfield Plan Set (sheet C1.2, C 3.1, C4.1, and C 4.2), by Plowe Engineering, Inc., dated 01/09/15, recd. 01/14/15.
5. Grading, Drainage, and Utility Plan, by E.G. Rud & Sons, Inc., dated 03/05/15, recd. 03/05/15.

HISTORY & CONSIDERATIONS:
This application was tabled by the Board at the February 9, 2015 meeting with 9 stipulations.

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 toward 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 District Atlas 14 model predicts the 100-year elevation for the subwatershed at 897.8 feet.

Groundwater: Surficial ground water is present at 896.8 feet. 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 include a ditch maintenance easement or utility line crossings. A drainage and utility easement is not provided for the storm water/infiltration pond 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 Lino 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:** 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 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. 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 site was reviewed by the TEP. No impacts are proposed.

**Wildlife:** The proposed project includes the threatened Blanding’s Turtle (*Emydoidea blandingii*). Measures to avoid and minimize impacts to the threatened species must be implemented.

**Performance Escrow:** $4,250.00

**ISSUES/CONCERNS:**

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<th>Escrows: $2,000 + (4.5 ac *$500/ac) = $4,250.00</th>
<th>1. Receipt of escrows.</th>
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**RECOMMENDATION:** Approve with 1 Stipulations

**Stipulations:**

1. Receipt of escrows.