COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: October 13, 2014
AGENDA NUMBER: 12
FILE NUMBER: 14 - 066
ITEM: Oak Meadows

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Oak Meadows Land Holdings, LLC
21471 Ulysses Street
East Bethel, MN 55011

PURPOSE: Oak Meadows Addition Residential Development of 27 lots

LOCATION: South of 130th Ave NE between Radisson Road (52) and Central Ave NE (65)
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
8. Endangered, Threatened or Special concern species, elements of communities.

EXHIBITS:
1. Getotechnical Evaluation report by Braun Intertec; dated 7/30/2014; received 10/2/2014
2. Updated Grading plan and drainage plan; by Oliver Surveying and Engineering; Dated 7/17/2014; received 10/1/2014

HISTORY & CONSIDERATIONS:
This is the second submittal on this application. This project went to the board at the meeting on July 14, 2014 and was tabled with 10 stipulations. The most critical issue being that low floor elevations were not within tolerances for the City of Blaine. They were also not attempting to meet the Districts Volume management requirement.

FINDINGS:
Ditches and Drainage: There is a public ditch on the property. The ditch is County Ditch 60. The project site is tributary to County Ditch 60. The trend in land use for this drainage area is toward commercial. There are flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage and retention.

Floodplain: There is no floodplain on the property according to FEMA. The District Atlas 14 model predicts the 100-year elevation for the subwatershed is at 900.3 feet.

Groundwater: Ground water is present at 897 to 899 feet. The site does not include groundwater sensitive areas. Information has not been provided to substantiate low floor elevations. Low floor elevations do not 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 provided for the storm water/infiltration ponds 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, Isanti, Sartel 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 not 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. However, the Agricultural area is not actively farmed; therefore, the applicant will not be held to drainage sensitive uses requirements. The rate of post development runoff from the site does exceed rates.

**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 not exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey.

**Wildlife:** The proposed project includes the threatened Swamp Blackberry (*Rubus semisetosus*). Staff contacted the DNR. The last siting was in 1953 so the DNR is not concerned about impacts to the species.

**Performance Escrow:** $5,750.00
**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>The detail shown on the drawing for the outlet structure to the Pond 1 still does not represent what is modeled in HydroCAD or what was discussed. The inlet and outlet pipes, as well as the weir need to be shown with elevations.</th>
<th>1. Update outlet structure to show inlet pipe water quality control weir and outlet pipe. Include elevation references for all.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Escrow:</strong> $2,000 + (7.5 ac * $500/ac) = $5,750</td>
<td>2. Receipt of escrow</td>
</tr>
</tbody>
</table>

**RECOMMENDATION:** Approve with 2 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Update outlet structure to show inlet pipe water quality control weir and outlet pipe. Include elevation references for all.