COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: March 13, 2017
AGENDA NUMBER: 12
FILE NUMBER: 17-047
ITEM: Preserve at Legacy Creek 4th Addition

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Westwood Professional Services
Attn: David Hempel
7699 Anagram Drive
Eden Prairie, MN 55344

PURPOSE: Installation of municipal utilities and street improvements

LOCATION: 129th Avenue and Leyte Circle NE, 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. The lands and water that have been, or may be covered by the regional flood.
5. Activities upstream from land that is dependent upon removal of water from the soil profile for their continued use (Drainage Sensitive Uses).
6. High water table, outwash and organic soils
7. High infiltration soils
8. Highly erodible soils
9. Endangered, Threatened or Special concern species, elements or communities (Blanding’s Turtle)

EXHIBITS:
1. Construction Plan set (8 sheets); by Westwood Professional Services, dated 2-1-17, received 2-24-17.
2. Construction Plan set (17 sheets); by Westwood Professional Services, dated 5-15-13, received 2-24-17.
4. Geotechnical Report; by Braun Intertec, dated 3-24-14, received 2-24-17.
5. Soil Boring Report; by Braun Intertec, dated 6-18-12, received 2-24-17.
6. SWPPP Narrative Addendum by Westwood Professional Services dated 1-26-15, received 2-24-17.
7. Preliminary Plat by Westwood Professional Services dated 8-10-12, received 2-24-17.
**PREVIOUS ACTION TAKEN:** This is a new application. The overall concept plan was approved under the following permits: 07-010, 11-041 and 14-056, 15-082. The site as already been graded and stormwater basins have been constructed.

**FINDINGS:**

**Pre-application Meeting:** The project as submitted has not received a general review during a pre-application meeting.

**Ditches:** There is a public ditch on the property. The public ditch is County Ditch 59-7 according to the public drainage map. Ditch 59-7 was moved and converted into a series of ponds as part of the first phase of the Preserve at Legacy Creek Development (Permit application 07-010). The approved ditch elevations through this property are 892.0ft MSL at the downstream outlet end and 892.6ft MSL at the upstream inlet end. The ditch has not been inspected since it was reconstructed. The ditch is a 1st order stream. The ditch serves the primary role of storm water conveyance. The ditch serves approximately 0 acres of agricultural land. Land use in the area is vacant/single family residential. There are no known flooding concerns upstream or downstream. The ditch is not in need of repair. Alternatives to repair and additional drainage have not been considered and reviewed.

**Ditch Hydraulics:** A crossing of the ditch is not proposed.

**Erosion and Sediment Control:** Soils affected by the proposal are Markey, Lino, Isanti and Zimmerman.

- Stabilizing vegetation is not proposed for disturbed areas within seven (7) days of rough grading.
- Soil stockpiles have been proposed to be fitted with sediment-trapping measures to prevent soil loss.
- Adjacent properties and stormwater ponds are not protected from sediment deposition.
- Construction schedules detailing when sediment trapping measures will occur; stabilization of earthen structures and the general timing of construction phases have been provided.
- Stormwater runoff does pass through a sediment basin or other sediment trapping BMP with equal or greater storage capacity.
- Stabilization adequate to prevent erosion has been provided at the outlets of all storm sewer pipes.
- All storm sewer inlets are protected from sediment-laden water during construction.
- All work adjacent to water or related resource has taken precautions to contain sediment, and stabilize the work area during construction.
- Provisions have been made to minimize transport of sediment (mud) by runoff or vehicle racking onto the paved surface.
- Provisions have not been made for cleaning road surfaces where sediment is transported by the end of the day.
• Construction entrance points are not clearly located on the erosion and sediment control plan.
• The erosion and sediment control plan does provide for the repair and maintenance of all temporary and permanent erosion and sediment control practices.

Dewatering: Shallow ground water does exist on site at 893.0 according to soil boring 5A. The stormsewer and utilities are planned below 893 at elevations around 888.0 and lower. The project will most likely require dewatering.

Floodplain: There is floodplain on the property according to the District model and FEMA. The project does not propose to place fill within the floodplain. There are no flooding concerns downstream.

High Water Flooding: Information is not needed to substantiate low floor elevations, no buildings proposed as part of this submittal.

Groundwater: Geotechnical information collected in (June of 2012) indicates long term groundwater elevation is present at 3 feet below the surface (at an elevation of 893.0 in Soil Boring 5A).

The site is not within a Municipal Drinking Water Supply Area (DWSMA).

The project site is not within the Emergency Response Area/10 Year Well Head Protection Area/Drinking Water Supply Management Area.

The proposal does not contain a land use discouraged or prohibited by the Safe Drinking Water Supply Act (SDSA).

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.

Property owners affected by changes in drainage have been notified and acknowledge the changes proposed.

Maintenance: No stormwater Management features or treatment practices are proposed as part of this submittal.

Stormwater & Hydrology: The Stormwater & Hydrology portions of the project were addressed in PAN 15-082. This submittal is for erosion control and aspects involved in installing utilities and street improvements. The proposed stormsewer and impervious surfaces are consistent with what was permitted in 15-082.
**Water Quality:** The Water Quality portions of the project were addressed in PAN 15-082. This submittal is for erosion control and aspects involved in installing utilities and street improvements. The proposed stormsewer and impervious surfaces are consistent with what was Permitted in 15-082.

**Impairments:** This project is not within one (1) mile of an Impaired Water.

There are new impervious surfaces proposed as part of this project.

**Wetlands:** Wetlands exist on-site according to the 1987 Federal Manual and its associated supplement(s), NWI, and Soils Survey. Wetlands have been delineated. The wetland boundary has been approved.

**Wetland Replacement Plan:** The CCWD Board reviewed and approved the application for wetland impacts and the replacement plan on November 13, 2013.

**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:** PAID

**Wetland Escrow:** N/A

There are not ditch liens on the property.

**ISSUES/CONCERNS:**

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<td>Soils &amp; Erosion Control: Erosion Control Plan does not meet District requirements.</td>
<td>1. Provide Erosion Control Plan that addresses the following issues:</td>
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<td>a. Update construction plans to stabilize vegetation in 7 days of rough grading or inactivity.</td>
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<td>b. Before grading and site disturbance, provide erosion control along project boundaries to protect existing stormwater basins.</td>
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<td>c. Provisions have not been made to minimize transport of sediment (mud) by runoff or vehicle racking onto the paved surface.</td>
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<td>d. Construction entrance points are not clearly located on the erosion and sediment control plan</td>
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It is unclear if dewatering is needed during the construction of the proposed project.

2. Provide statement whether dewatering will be required for the construction of the proposed project. If yes, provide well-field location, rates, discharge location, schedule and quantities.

RECOMMENDATION: Approve with 2 Stipulations

Stipulations:
1. The applicant needs to provide an updated erosion control plan showing the following:
   a. Update construction plans to stabilize vegetation in 7 days of rough grading or inactivity.
   b. Before grading and site disturbance, provide erosion control along project boundaries to protect existing stormwater basins.
   c. Provisions have not been made to minimize transport of sediment (mud) by runoff or vehicle racking onto the paved surface. The applicant needs to show a rock construction entrance.
   d. Construction entrance points need to be clearly located on the erosion and sediment control plan.
2. Provide statement whether dewatering will be required for the construction of the proposed project. If yes, provide well-field location, rates, discharge location, schedule and quantities.