COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: September 28, 2015
AGENDA NUMBER: 12
FILE NUMBER: 15 - 103
ITEM: Red Fox Hollow

RECOMMENDATION: Approve with 3 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
5. Stormwater Drainage Report by Plowe Engineering, dated 9/16/2015, received 9/16/2015.
6. Construction Plan Set by Plowe Engineering, dated 9/16/2015, received 9/16/2015

HISTORY & CONSIDERATIONS:
This item was before the CCWD Board on August 24, 2015 and was tabled with the following 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.
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 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. 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 protected from erosion and sedimentation. Project site is greater than 1 acre; a 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 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 and an application for the proposed wetland fill. The applicant is proposing to fill wetland for the entrance to the development, 136th Ave NE.

**Wildlife:** The applicant contacted the DNR and received information stating the site is within an area of statewide importance to the Blanding’s turtle (Emydoidea blandingii), a state listed threatened species and the northern long-eared bat (Myotis septentrionalis), a state-listed species of special concern. Also, the site is within a Central Region Regionally Significant Ecological Area (RSEA) that is ranked Outstanding.

**Performance Escrow:** $7,750.00

**ISSUES/CONCERNS:**

<table>
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<th>1. TEP approval of the wetland delineation report and application for wetland fill.</th>
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<tr>
<td>Escrows: $2,000 + (11.50 ac * $500/ac) = $7,750.00</td>
<td>2. Receipt of escrows.</td>
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**RECOMMENDATION:** Approve with 2 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. TEP approval of the wetland delineation report and application for wetland fill.