COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: September 14, 2015
AGENDA NUMBER: 13
FILE NUMBER: 14-134
ITEM: Harmony Estates 2nd Addition

RECOMMENDATION: Table with 4 Stipulations

APPLICANT: Hogdal Farm Limited Partnership
15056 Xylite St NE
Ham Lake MN 55304

PURPOSE: Development of 22 single family lots on 14 acres

LOCATION: Northeast quadrant of Xylite St. NE and Westlund Drive NE in Ham Lake, MN
APPLICABILITY:
1. The lands and waters that have been, or may be covered by the regional flood
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. Endangered, Threatened or Special concern species, elements of communities.

EXHIBITS:
3. Wetland Delineation report by Earth Science Associates, Inc, 10/14, received 10/30/14
7. Stormwater management plan report by Carlson McCain, 8/27/15, received 8/28/15.
8. Wetland Permit Application by Earth Science Associates, Inc. dated 8/15, received 8/10/15

HISTORY & CONSIDERATIONS:
This is the second phase of Harmony Estates that was begun in 2006.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is
tributary to County Ditch 11. The trend in land use for this drainage area is toward open
space and agriculture. There are flooding concerns downstream. Alternatives to
additional drainage considered and reviewed include storage and retention.

Floodplain: There is non-detailed Zone A floodplain on the property according to
FEMA. The District model and wetland delineation were used to determine the 100-year
elevations for the wetland basin in Phase I of 897.0 ft. The updated District’s XP-
SWMM model shows the local area 100-year elevation at 894.6. The total floodplain
impact is 0 acre-ft for Phase II. Compensatory storage is not needed.

Groundwater: Surficial ground water is present between 888.4 and 892.7 feet for the 2nd
Addition. The site does include groundwater sensitive areas. The low floor elevations are
1ft above the ground water elevations.

Low floor elevations 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 not require a ditch maintenance easement or utility line crossings. A drainage and utility easement is provided for the storm water/infiltration ponds shown on the grading plan. Property owners affected by changes in drainage have not been notified and acknowledge the changes proposed.

Soils & Erosion Control: Soils affected by the proposal are Zimmerman fine sand, Lino loamy fine sand, Isanti fine sandy loam, and Rifle mucky peat. Stabilizing vegetation is not proposed for disturbed areas within two weeks of rough grading. Adjacent properties are protected from sediment deposition. All work adjacent to wetlands, waterbodies and water conveyance systems are protected from erosion. Project site is greater than 1 acre; an NPDES permit is required.

Stormwater & Hydraulics: 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 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 impervious drainage areas greater than 1 acre. All discharges into wetlands are pretreated by a sediment basin/water quality pond and are designed correctly for volume. 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 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.

A wetland delineation was submitted and the area titled Phase II of the delineation was approved. An application for the proposed impacts has been submitted. The Grading index sheet 2 of 16 by Carlson McCain, dated 6/5/15, received 6/30/15 shows approximately 9,562 sq ft on impacts to Wetland C. The plan also shows 3313 sq. ft of impacts to Wetland D. The plan shows 154th Ln ending in a cul-de-sac. The developer plans to continue with additional phases of this development and 154th Ln is designed to continue eastward through the property causing secondary impacts to Wetland E in an unknown amount. These impacts have not been accounted for and reviewed by the TEP. The impacts must be reviewed and approved by the TEP.
Wildlife: The proposed project may include the threatened Lance-leaved Violet (*Viola lanceolata var. lanceolata*), Blanding’s Turtle (*Emydoidea blandingii*) and the Cross-leaved Milkwort (*Polygala cruciate*). However, the DNR has reviewed the project and determined that the years of agricultural disturbance in this area would have removed not only habitat but potential for their perseverance.

**Performance Escrow:** $18,200

### ISSUES/CONCERNS:

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<thead>
<tr>
<th><strong>Maintenance:</strong> Property owners affected by changes in drainage have not been notified and acknowledge the changes proposed.</th>
<th>1. Provide information that adjacent property owners are aware of the proposed project.</th>
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</thead>
<tbody>
<tr>
<td><strong>Soils &amp; Erosion Control:</strong> Stabilizing vegetation is not proposed for disturbed areas within two weeks of rough grading. A note needs to be shown on the grading plans indicating the revegetation schedule.</td>
<td>2. Add a note on the grading plan that revegetation will occur within 14 days of the completion of rough grading.</td>
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<td><strong>Wetlands:</strong> Wetland impacts need to be approved by the TEP.</td>
<td>3. Wetland Permit application needs to include the secondary impacts to Wetland E and impacts must be approved by the TEP.</td>
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<td><strong>Escrow:</strong> $2,000 + (32.4 ac * $500/ac) = $18,200.00</td>
<td>4. Receipt of escrows</td>
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### RECOMMENDATION: Table with 4 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Add a note on the grading plan that revegetation will occur within 14 days of the completion of rough grading.
3. Provide information that adjacent property owners are aware of the proposed project.
4. Wetland Permit application needs to include the secondary impacts to Wetland E and impacts must be approved by the TEP.