COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: September 23, 2013
AGENDA NUMBER: 13
FILE NUMBER: 13-108
ITEM: Legacy Creek 3rd Addition

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Source Construction Capital
18215 45th Avenue N, Suite D
Plymouth, MN 55446

PURPOSE: Development of residential for Legacy Creek 3rd Addition

LOCATION: North of Main Street Near intersection of Main and Harpers St. N.E.
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

EXHIBITS:
1. Construction Plans for Grading, Drainage, & Erosion Control; dated 8/29/2013; received 9/6/2013
2. Construction Plans for Sanitary Sewer, Water Main, Storm Sewer and Streets; dated 8/29/2013; received 9/6/2013
3. Site Plan; Dated 8/29/2013; received 9/6/2013
4. Sewerhed map; no date provided; received 9/6/2013
5. SWPPP document; dated 9/6/2013; received 9/6/2013
6. Rational Storm Sewer Design Calculations; dated 8/29/2013; received 9/6/2013

HISTORY & CONSIDERATIONS:
This development is part of the Legacy Creek Subdivision which has regional ponding. Rate control, volume control, and water quality are covered by the regional pond.

FINDINGS:
Ditches and Drainage: There is a public ditch on the property. The ditch is County Ditch 59-7. The ditch has been inspected. There is no agricultural land upstream of the project affected by this ditch. The project site is tributary to County Ditch 59-7. The trend in land use for this drainage area is residential. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage. The public ditch was last repaired in 1999. The ditch downstream is not in need of repair.

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 896.5 feet. The total floodplain impact is 0 acre-feet, within the flood/fringeway. Compensatory storage is not needed.

Groundwater: Ground water is present at 889 to 896 feet. The site does not include groundwater sensitive areas. Information has not 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.

Maintenance: The proposed project does not include a ditch maintenance easement or utility line crossings.

Soils & Erosion Control: Soils affected by the proposal are Lino, Isanti, and Zimmerman. Stabilizing vegetation is not 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; 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 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. 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.

Performance Escrow: $2,630
Wetland Escrow: $0

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<th>ISSUES/CONCERNS:</th>
<th>NEEDS</th>
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<td><strong>Stormwater &amp; Hydraulics:</strong> The applicant is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation.</td>
<td>Provide statement on grading plan that stabilizing vegetation will be established for all rough grading within 14 days.</td>
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Performance Escrow: $2,630

Receipt of escrows

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**Stipulations:**
1. Receipt of escrows.
2. Provide statement on grading plan that stabilizing vegetation will be established within 14 days for all rough grading