COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: October 14, 2013
AGENDA NUMBER: 13
FILE NUMBER: 13 - 052
ITEM: Quail Creek 9th Addition

RECOMMENDATION: Approve with 4 Stipulations

APPLICANT: PSG Bridger LLC
8354 N Via Mia
Scottsdale AZ 85258

PURPOSE: 9th Plat of a subdivision development

LOCATION: Wooded area between two legs of county ditch 59-9 at their headwaters. NE of 132nd Lane N. E. & 132nd Ave, 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. Activities upstream from land that is dependent upon removal of water from the soil profile for their continued use (Drainage Sensitive Uses)
5. Excavation or filling or a combination of excavation and filling of sand or other excavation or fill material including the laying, repairing, replacing or enlarging of a culvert or an underground pipe or facility where it crosses a public ditch or waters of the state.

EXHIBITS:
1. Updated Hydrology Report; Dated 9/16/2013; received 9/16/2013
2. Updated Plans 8/20/2013; received 9/16/2013
3. Comments to previous stipulations; Emailed to Tom Gile on 6/7/2013. Received 9/16/2013
4. Soil Boring Report; dated 9/12/2013; received 9/16/2013

HISTORY & CONSIDERATIONS:

Quail Creek 9th addition recently received preliminary plat approval form the Blaine City Council and is scheduled for final plat approval in late May. It is a 14 lot single family subdivision and is the 9th plat in the Quail Creek neighborhood that began developing in the late 1990’s.

FINDINGS:

Ditches and Drainage: There is a public ditch on the property. Quail Creek 9th addition lies between two legs of ditch 59-9 at their headwaters. The ditches are County Ditch 59-9A and 59-9B. The ditch has not been inspected. There are approximately 120 acres of agricultural land downstream and affected by this ditch. The project site is tributary to County Ditch 59. The trend in land use for this drainage area is toward residential. The ditch is not in need of immediate 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 897.3 feet. The total floodplain impact is 0 acre-feet. Compensatory storage is not needed.

The applicant is advised to run the 100-year elevation for interior ponds using the NOAA Atlas 14 information as shown in the following web link.
http://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=mn

Groundwater: Ground water is present at 894.5 to 894.75 feet throughout the site. The site does include groundwater sensitive areas. Information has 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. A drainage and utility easement is not provided because stormwater is ponded regionally at a different location within the development. Property owners affected by changes in drainage have not been notified and have not acknowledged the changes proposed.

Soils & Erosion Control: Soils affected by the proposal are Zimmerman. Stabilizing vegetation is proposed for disturbed areas within two weeks of rough grading. Adjacent properties are not protected from sediment deposition. All wetlands, waterbodies, ponds, infiltration basins and water conveyance systems are not protected from erosion and sedimentation.

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 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 not pretreated by an appropriately designed sediment basin/water quality pond. 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: Wetland exists on-site according to the 1987 Federal manual and regional supplements, NWI, PWI and Soil Survey. Wetlands have been delineated. The wetland boundary has (not) been checked. The wetland is not a DNR protected water.

The total proposed wetland impact is 0 sf.

The applicant does not need to contact the DNR area hydrologist.

Performance Escrow: $9,900
Wetland Escrow: $0
ISSUES/CONCERNS:  
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RECOMMENDATION: Approve
Stipulations: